

**TOWN AND COUNTRY PLANNING ACT 1990
LOCAL GOVERNMENT PLANNING AND LAND ACT 1980
THE PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) REGULATIONS 1990
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990**

APPLICATION FOR LISTED BUILDING CONSENT

To: Mr Stefan Eberle
28 Eldon Road
Reading
RG1 4DL

Application No: 180603
Application No: Listed Building Consent

Applicant: Mr Stefan Eberle

READING BOROUGH COUNCIL as Local Planning Authority **GRANT** Listed Building Consent for the following works:

Proposal: Replacement of railings and gate to the front of the property with wrought iron railings and gate, similar in design to those at the neighbouring property 30 Eldon Road, with the railing being fixed to the existing plinths using the holes left by the original railings.

At: 28 Eldon Road Reading

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 29 June 2018



Head of Planning, Development & Regulatory Services *RE*

Application At: 28 Eldon Road Reading

Application No: 180603

Application No: Listed Building Consent

CONDITIONS and REASONS

1. The works to which this consent relate must be begun not later than the expiration of three years beginning with the date on which the consent is granted. Reason: to accord with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The works hereby permitted by this Consent shall be carried out only in accordance with the following approved plans or specifications: Location Plan

Annotated photographic example of proposal

Received 8th April 2018

Email from applicant detailing fixing method for proposed railings - Received 25th April 2018

Proposed Elevation - Received 30th April 2018

Proposed Plan - Received 9th May 2018

Emails from applicant detailing proposed works to step and pathway - Received 26th/27th June 2018

Proposed Plan and Elevation for step and pathway - Received 27th June 2018

Reason: because Listed Building Consent is granted in respect of the works as detailed in the approved plans only in accordance with Policy CS33.

3. The materials to be used in the construction of this development shall be:

Railings - Wrought Iron

Stone step - Darleymoor Buff Sawn Yorkstone

as shown on the approved plans or documents.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building or surrounding area in accordance with Policy CS7 and CS33

4. The method used to carry out the proposed works to fit the new railings, hereby approved, shall match that specified in the email received from the applicant on the 25th April 2018

Reason: in the interests of ensuring that the new development appears in keeping with the existing building in accordance with Policy CS33 and CS7



Date: 29 June 2018

Head of Planning, Development & Regulatory Services *RE*

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.
2. For the avoidance of doubt, no other works are approved except those as authorised by this Consent. Any other works required to the Listed Building may require a separate application for Listed Building Consent and/or an application for Permitted Works to a Listed Building.



Date: 29 June 2018

Head of Planning, Development & Regulatory Services *RE*

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse consent for the proposed works or to grant it subject to conditions, then you can appeal to the Secretary of State under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within 6 months of the decision or such longer period as the Secretary of State may allow.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at [www.planningportal.gov.uk/planning/appeals/online/make an appeal](http://www.planningportal.gov.uk/planning/appeals/online/make-an-appeal).