



Reading
Borough Council
Working better with you

**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: Ridge and Partners LLP
Beaumont House
59 High Street
Reading
RG7 5AL

Application No: 180482
Application No: Listed Building Consent

Applicant: Ridge and Partners LLP

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

Proposal: Repairs to portico soffit. Installation of lightning protection system (amended description).

At: University Of Reading London Road Reading RG1 5AQ

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: 24 April 2018

Head of Planning, Development
& Regulatory Services

AA

Application At: University Of Reading London Road Reading RG1 5AQ

Application No: 180482

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 and specifications:

- i) Method Statement for replacement of portico roof to the main entrance door by Francis Construction dated 28 March 2018
- ii) Tree Protection Plan TPP-CC/1574 AR3238 Rev.1 received 13 April 2018.
- iii) Email from Ridge dated 27 March 2018 re Lightning Protection Detail.
- iv) Drawing BEST/01412/614/18 dated 15 March 2018 Lightning Protection Layout
- v) Annotated version of drawing 0102 Rev.A- East and West Elevations showing lightning protection received 27 March 2018
- vi) Annotated version of drawing 0101 Rev.A North and South Elevations showing lightning protection received 27 March 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.

INFORMATIVES

1. You are advised that no tree works are approved by virtue of this consent. Any works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.

2. Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link:

Date: 24 April 2018



AA

Head of Planning, Development
& Regulatory Services

<https://www.gov.uk/wildlife-licences>

3. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow Consent to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

Date: 24 April 2018



Head of Planning, Development
& Regulatory Services

AA

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).