

**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: Fishermans Cottage Ltd
Browns Hall
Old Basing
RG24 7DE

Application No: 180626
Application No: Listed Building Consent

Applicant: Fishermans Cottage Ltd

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

Proposal: Internal and external alterations associated with partial demolition of rear projection and roof, and erection of a new 2 storey extension to form 6 ancillary guest accommodation rooms, reconfigured parking, landscaping and associated works.

At: The Fishermans Cottage Ph Kennet Side Reading RG1 3DW

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**

SFB

Date: 27 June 2018



Head of Planning, Development
& Regulatory Services

Application At: The Fishermans Cottage Ph Kennet Side Reading RG1 3DW

Application No: 180626

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CONDITIONS and REASONS

1. The works to which this consent relate shall be begun not later than the expiration of three years from the date of this consent.

Reason: in accordance 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 consent relates only to the following plans/drawings/documents, and the works hereby approved shall be carried out in all respects in accordance with the submitted application and accompanying drawings:

1803(PL)10 Rev P2 - Proposed Lower Ground Floor, as received 02/05/18
1803(PL)11 Rev P2 - Proposed Upper Ground Floor, as received 02/05/18
1803(PL)12 Rev P2 - Proposed Site Plan Roof Level, as received 02/05/18
1803(PL)20 Rev P1 - Proposed Site Sections, as received 02/05/18
1803(PL)21 Rev P1 - Proposed Site Sections, as received 02/05/18
1803(PL)30 Rev P1 - Proposed Site Elevations, as received 02/05/18
1803(PL)31 Rev P1 - Proposed Site Elevations, as received 02/05/18

Reason: to ensure that the works carried out are fully in accordance with the approved drawings and details in order to protect the special historic and architectural character of the listed building, in accordance with Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

3. Prior to commencement of the relevant part of the works, details of the following shall be submitted to and approved in writing by the Council:

- a) Plan, elevation and section drawings, with materials annotated, of new windows (including surrounds) at a minimum scale of 1:10 with typical moulding details at a scale of 1:1.
- b) Elevation and section drawings, with materials annotated, of new rooflights at a minimum scale of 1:10. Rooflights are to be conservation type, fitted flush with or below the roof covering.
- c) Plan, elevation and section drawings, with materials

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annotated, of all new doors at a minimum scale of 1:10 with typical architrave details at a scale of 1:1.

d) Samples of the render and roof tiles for the extension and any roof tiles to make up for any deficit of roof tiles.

The development shall not be carried out other than in full accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

INFORMATIVES

1. Officers have worked positively and proactively with the applicant to determine the application within the agreed timeframes in conjunction with the associated application for full planning permission.

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.

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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).