



**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: DA Philips & Co And Mrs S H Buckle
C/O BDS Surveyors Limited
Mr Tony Grover
Windward House
Hollow Lane
Shinfield
Reading
RG2 9DX

Application No: 10/01835/LBC

Applicant: DA Philips & Co And Mrs S H Buckle

READING BOROUGH COUNCIL as local planning authority **GRANT** Listed Building Consent for the following development:

Proposal: Internal alterations and change of use to create a house in multiple occupation with associated external works

At: 43 South Street Reading RG1 4QU

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: 17th December 2010

A handwritten signature in black ink, appearing to read 'Alison Bell', with a long horizontal flourish extending to the right.

Head of Planning & Building Control

A small, stylized handwritten signature or stamp in black ink, possibly reading 'AB'.

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CONDITIONS & REASONS

INFORMATIVES

1. This application has been assessed against and found to be compatible with the following policies of the Development Plan:

Reading Borough Local Development Framework Core Strategy (2008) policies:

CS1 (Sustainable Construction and Design)
CS2 (Waste Minimisation)
CS4 (Accessibility and the Intensity of Development)
CS5 (Inclusive Access)
CS7 (Design and the Public Realm)
CS9 (Infrastructure, Services, Resources and Amenities)
CS11 (Use of Employment Land for Alternative Uses)
CS12 (Maintaining a Variety of Premises)
CS14 (Provision of Housing)
CS15 (Location, Accessibility, Density and Housing Mix)
CS18 (Residential Conversions)
CS20 (Implementation of the Reading Transport Strategy)
CS24 (Car/Cycle Parking)
CS29 (Provision of Open Space)
CS32 (Impacts on Community Facilities)
CS33 (Protection and Enhancement of the Historic Environment)
CS34 (Pollution and Water Resources)

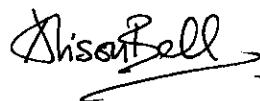
Reading Central Area Action Plan (2009) policies:

RC5 (Design in the Centre)
RC9 (Living in the Centre)

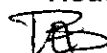
Reading Borough Local Plan (1998) 'saved' policies:

HSG5 (Residential Design Standards)
HSG6 (Residential Conversions)
HSG9 (Location of Residential Development)
TRN11B (Development and Traffic)
TRN17 (On-Street Parking for Residential Conversions)
CUD1 (Works Affecting Listed Buildings)
CUD2 (Change of Use of Listed Buildings)
CUD4 (Setting of Listed Buildings)
CUD14 (Standards of Design in Development)
NE10 (Surface Water Run-Off and Development)

Date: 17th December 2010



Head of Planning & Building Control



Supplementary Planning Guidance and Documents:

Parking Standards and Design (2009)

Sustainable Design and Construction (2007)

Planning Obligations under Section 106 of the Town and Country Planning Act 1990 (2004)

Space Around Dwellings (1994)

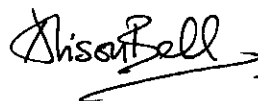
2. Your attention is drawn to the terms and conditions of this listed building consent. Any works which are carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control.

Please note that the terms of pre-commencement or pre-occupation conditions must be satisfied before commencement or occupation of the development (as per the wording of each condition). If the works commence or the change of use is implemented in contravention of these conditions, the works taking place will be made unauthorised in planning terms. This may result in the Council taking enforcement action against the unauthorised works.

If you are in any doubt please contact the Council.

3. A building regulations application will be required for submission prior to the commencement of any building operations involved as a result of the proposed works. Please contact Building Control on 0800 626 540 for further advice.
4. The applicant is advised that the development will be subject to environmental health law. For further information please refer to:
www.reading.gov.uk/environmentandplanning/pollution/planningconsultations.

Date: 17th December 2010



Head of Planning & Building Control



NOTES

APPEALS

- (1) If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. If this is a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder application) then you must do so within 6 months of the date of this notice. 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, 0117 372 8000 or online at www.planningportal.gov.uk/pcs. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
- (2) If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
- (3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.
- (a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 - Section 32

- (1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show -
 - (a) That there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended, And
 - (b) That the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.
- (2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.
- (3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.
- (4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.
- (5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

- 76-(1) This section applies when planning permission is granted for any development that will result in the provision -
- (a) Of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);
 - (b) Of any of the following (being in each case, premises in which persons are employed to work) -
 - (i) Office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;
 - (ii) Premises which are deemed to be such premises for the purposes of that Act; or
 - (iii) Factories as defined by section 175 of the Factories Act 1961,
 - (c) Of a building intended for the purposes of a university college or college, or of a school or hall of a university;
 - (d) Of a building intended for the purposes of an institution within the PCFC funding sector; or
 - (e) Of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.
- (2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted -
- (a) In the case of such a building or premises as are mentioned in subsection (1)(a)
 - (i) To sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and
 - (ii) To the Code of Practice for Access to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code,
 - (b) In the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;
 - (c) In the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.
- (3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipe work) needing disposal. Under the requirements of the Control of Pollution Act 1974 and regulations made there under it is an offence if such material is not deposited in appropriate sites licensed by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed. Details of the sites in Berkshire and advice on suitability of wastes involved and procedures necessary can be obtained from Environment Agency, Isis House, Howbery Park, Wallingford, Oxon, OX10 8BD or 0870 8506506. There may also be occasions when hazardous substances such as gas from former landfill sites could be a problem. The County Surveyor's Waste Management Group have agreed to list and map all such sites and copies will be available from the above address.

BUILDING REGULATIONS

This planning permission does not give approval under the Building Regulations. Before any works are commenced you should check with the Building Control Section of the Planning Department whether any approval is required under the Building Regulations.