



**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: Woolhampton Design Centre
Station Road
Woolhampton
Reading
RG7 5SE

Application No: 171038
Application No: Listed Building Consent

Applicant: Mr Murli Bhatti

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

Proposal: Internal alterations associated with conversion of third, second and first floors and part conversion of ground and basement floors to form 6 serviced apartments (C1 use class - 2 x 1 bed and 4 x studios) with part retention of A2 ground floor shop, additional rear windows, alterations to existing rear windows and associated internal alterations(amended description)

At: 155 Friar Street Reading RG1 1HE

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: 22 June 2018

Head of Planning, Development
& Regulatory Services

LEB



Application At: 155 Friar Street Reading RG1 1HE

Application No: 171038

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 development hereby permitted shall be carried out in accordance with the following approved plans only:

Drawing No.s:

17/017/02 Rev D - Proposed Floor Plans

Received by the Local Planning Authority on 22nd December 2017

17/017/03 - Proposed Elevations

Existing Sections

Received by the Local Planning Authority on 27th June 2017

14/048/05 Rev A - Location and Block Plans

Received by the Local Planning Authority on 7th July 2017

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

3. Unless such work is clearly and specifically referred to on drawings or other documents approved, no features of architectural or historic interest may be altered, replaced or removed without the written approval of the local planning authority. Any such features encountered during the work shall be drawn to the attention of the local authority.

Reason: To accord with Reading Borough Council Core Strategy CS33: Protection and Enhancement of the Historic Environment and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building

4. All new external works, and works of making good to the retained external fabric, unless approved otherwise in writing by the local planning authority, shall be finished to match existing, original or adjacent work (as deemed appropriate by the local planning authority) with regard to the methods used and to materials, colours, textures and profiles.



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Reason: To accord with Reading Borough Council Core Strategy policies CS7 and CS33 and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

5. Notwithstanding what is shown on drawings or other documents hereby approved, detailed design drawings and schedule of works, including details of method of construction, for all new stairs shall be provided submitted to and approved in writing by the local planning authority. Works undertaken shall be in strict accordance with the approved details and retained.

Reason: To accord with Reading Borough Council Core Strategy CS33: Protection and Enhancement of the Historic Environment and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

6. Details of all proposed internal partition walls, which shall include details of the method of construction as well as all new internal doors are to be submitted to, and approved in writing by, the local planning authority prior to commencement of related work.

Reason: To accord with Reading Borough Council Core Strategy CS33: Protection and Enhancement of the Historic Environment and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

7. Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Sample materials, plan, elevation and section drawings of the new secondary glazing at a scale 1:10.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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. Noisy construction, demolition and associated activities should be restricted to between the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to



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13:00hrs on Saturdays, with no noisy works taking at any time on Sundays and Bank or Statutory Holidays.

2. For further information about construction and demolition nuisance law the applicant is referred to:

<http://www.reading.gov.uk/article/2563/Construction--Demolition>

3. These works will require separate approval under the Building Regulations. Please contact the Council's Building Control service for further advice on (0118) 937 2449.

4. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but 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. If you are in any doubt please contact the council.

5. Officers have worked positively and proactively to provide a recommendation for approval to be made.

6. Conditions 5, 6 and 7 are pre-commencement conditions because the details required to be approved need to be designed or implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

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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).