

**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: Agaram Properties
60 Redlands Road
Reading
RG1 5HU

Application No: 180174
Application No: Listed Building Consent

Applicant: Agaram Properties

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

Proposal: Refit kitchen and bathroom. External walls to be re-pointed and re-plaster and re-paint interior walls. Replace flooring and fix any damp issues.

At: 29 Christchurch Road Reading RG2 7AA

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: 20 April 2018



Head of Planning, Development
& Regulatory Services

AA

Application At: 29 Christchurch Road Reading RG2 7AA

Application No: 180174

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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 specifications:

Heritage Statement by Greg Farrell Building & Design Consultant, received by the local planning authority on 16th March 2018 and shall include:

- a. Repairs to internal plasterwork on a like-for-like basis using hydraulic lime if confined only to distinct areas of obvious damage;
- b. Internal re-decoration;
- c. Removal of surfaces such as carpets and lino floor tiles;
- d. Removal of kitchen and bathroom with replacements within the same footprint;
- e. Ceiling repair;
- f. Re-pointing to rear wall using lime-based mortar; and
- g. Gutters to be repaired.

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. Where proposals go beyond discrete areas of repair and re-pointing no related works shall be undertaken until:

- a. Details of the proposed plaster mix has been submitted to and approved in writing by the local planning authority. Plaster is to be lime-based, with a breathable finish; and
- b. Details of the proposed mortar mix for pointing of facing brickwork have been submitted to and approved in writing by the local planning authority. The use of cement-based mortar is not permitted. Any raking out of mortar is to be undertaken by hand: the use of power tools is not permitted.

Date: 20 April 2018



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Reason: In order to safeguard the special architectural and historic interest of the Listed Building in accordance with the requirements of policy CS33 of the Core Strategy.

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. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
3. The applicant is advised that this consent only relates to the distinct patches of obvious damage as detailed in the submitted Heritage Statement and does not include wholesale stripping out of interior walls and finishes. The applicant should contact the Local Planning Authority if any further works or alterations be required to ensure that unauthorised works are not carried out and to avoid any enforcement action being taken.

Date: 20 April 2018



AA

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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).