

**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: Berkshire Woodmasters Ltd
12 Boulton Road
Reading
RG2 0NH

Application No: 172184
Application No: Listed Building Consent

Applicant: Mrs Zeman

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

Proposal: Internal alterations at ground floor level to widen an opening between the kitchen and breakfast area

At: Four Corners Upper Warren Avenue Caversham Reading RG4 7EB

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: 26 February 2018



Head of Planning, Development & Regulatory Services *RE*

Application At: Four Corners Upper Warren Avenue Caversham Reading RG4 7EB

Application No: 172184

Application No: Listed Building Consent

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 and documents:

FC.MP01 Rev A - Existing & Proposed Layout Plans, as received 05/01/18

FC.MP02 - Existing & Proposed Typical Cross Sections A-A & C-C, as received 05/01/18

FC.MP03 - Existing & Proposed Typical Cross Section B-B, as received 05/01/18

Heritage Statement, as received 05/01/18

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. All new works, and works of making good to the retained 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, textures and profiles.

Reason: 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).

INFORMATIVES

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

Date: 26 February 2018



Head of Planning, Development & Regulatory Services *RE*

2. Your attention is drawn to the terms and conditions of this Consent. Any development which is carried out but differs materially from the approved plans and details, or does not comply with any conditions attached to the Consent may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the council.
3. Officers have worked positively and proactively with the applicant to determine the application within the statutory timeframes for determining such applications.
4. 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.



Date: 26 February 2018

Head of Planning, Development & Regulatory Services *RE*

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).