

**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: Fineline Architects
26 Hill Lands
Wargrave
RG108JY

Application No: 171340
Application No: Listed Building Consent

Applicant: Mr Tanveer Abbas

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

Proposal: Provide temporary support to a slumped gable wall until remedial measures are made. Replace heavily rotten timber members and install lateral support system to bulging brick infill panels.

At: St Johns Lodge 4 Star Road Caversham Reading RG4 5BS

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: 13 October 2017



Head of Planning, Development
& Regulatory Services *J.P.M.*

Application At: St Johns Lodge 4 Star Road Caversham Reading RG4 5BS

Application No: 171340

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CONDITIONS and REASONS

1. The works hereby permitted shall begin no later than 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 section 51 of the Planning and Compulsory Purchase Act 2004.

2. For the avoidance of doubt, the applicant/owner may erect temporary propping/support to the utility room (ground floor) and bath room (first floor) as shown on approved plans 'Existing Ground Floor Plan (annotated) PL1300', 'Existing First Floor Plan (annotated) PL1301', 'Gable End Elevation PL1512', 'Existing Elevations Sheet (annotated) PL1500' 'Existing Elevations (annotated) Sheet 2 PL1501' and 'Existing Roof Plan (annotated) PL1302' received 13th September 2017. Temporary propping/support shall consist of temporary supporting apparatus, applied internally to the structural elements of the building or through existing openings. Any external propping shall consist of scaffolding or props erected with supporting pads against the external walls affected or through existing openings. For the purposes of this condition, no intrusive works are permitted to allow the support to take place.

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)

3. Where any further intrusive temporary support is required to secure the safety and stability of that part of the building which is to be retained, these works shall not be undertaken until a detailed design has been submitted to and approved by the Local Planning Authority in writing. The further temporary supports approved shall be undertaken to ensure the continuing safety and stability of the building throughout the course of the works hereby approved.

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)



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4. No related works shall commence until detailed drawings and schedules showing all those parts of the walls to be removed, dismantled or stripped out have been submitted to and approved by the Local Planning Authority in writing. The works shall only be carried out in accordance with the approved drawings and schedules.

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)

5. No related works shall commence until a written description supported by drawings of the steps and works to be taken and carried out in relation to the repair and alteration of the existing timber frame, including any additional elements to be inserted, have been submitted to and approved by the Local Planning Authority in writing. The development shall be undertaken in accordance with the approved scheme.

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)

6. No mechanical or chemical cleaning or stripping treatment and no paint, stain or preservative treatment shall be applied to the timber frame of the building without the prior approval of the Local Planning Authority in writing. The work shall thereafter be undertaken in accordance with the approved scheme.

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)

7. A sample panel of brickwork showing the proposed brick, method of bonding, colour of mortar and type of pointing to be used shall be prepared on site and approved by the Local Planning Authority in writing prior to the commencement of work. The work shall be undertaken in accordance with the approved details.

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. 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



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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.

2. Officers have worked positively and proactively to provide a recommendation for approval within the agreed timescale.

3. 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, Full Planning Permission and/or an application for Permitted Works to a Listed Building.

4. Where intrusive works are required as part of the propping of the elevations, no works shall be undertaken to demolish, dismantle or alter any part of the building until a detailed design to secure the safety and stability of the building has been submitted to and approved in writing by the Local Planning Authority. The design approved shall be undertaken to ensure the continuing safety and stability of the building throughout the course of the works hereby permitted. Please contact the Council should you have any questions or queries.



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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.co.uk