



**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: Oakleaf Building Surveyors Limited
John Adams House
29 Castle Street
Reading
RG1 7SB

Application No: 171239
Application No: Listed Building Consent

Applicant: Mr Jack Draycott

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

Proposal: Removal of existing modern block work internal wall separating kitchen and dining room and replacement with new oak beams and post

At: Woodlands Farm 59 Luscombe Close Caversham Reading RG4 5LG

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: 9 October 2017

Head of Planning, Development
& Regulatory Services

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Application At: Woodlands Farm 59 Luscombe Close Caversham Reading RG4 5LG

Application No: 171239

Application No: Listed Building Consent

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

Drawing No: AD/01 rev. D - Existing and proposed details.

Received 6th October 2017

Reason: because permission is granted in respect of the development as detailed in the approved plans only in order to protect the historic character of the listed building, in accordance with Policy CS33 and national policy contained within the NPPF and associated guidance

3. All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy CS33.

4. The development hereby permitted shall be carried out in a proper workmanlike manner appropriate to the age and character of the building and using traditional materials and techniques except where the use of modern materials and techniques have specifically been approved by the local planning 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.

5. Unless such work is clearly and specifically referred to on drawings or other documents approved, no features of architectural or historic interest such as doors,

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linings, shutters, paneling, cornices, decorative plasterwork, floorboards, fireplaces, lath and plaster ceilings 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.

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted, agreeing an extended timescale for the decision to be issued.

Date: 9 October 2017

A handwritten signature in black ink, appearing to read 'G. C. Anderson'.

Head of Planning, Development
& Regulatory Services

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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).