

**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: MH Architects Limited
Ground Floor
Bicentennial Building
Southern Gate, Chichester
PO19 8EZ

Application No: 171313
Application No: Listed Building Consent

Applicant: Mr & Mrs Bish-Groucott

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

Proposal: Construction of a single storey garden store and gates, new rear fence and re-construction of garden wall

At: 142 Castle Hill Reading RG1 7RW

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 October 2017



Head of Planning, Development & Regulatory Services *RE*

Application At: 142 Castle Hill Reading RG1 7RW

Application No: 171313

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those stated on the approved drawings. For the avoidance of doubt, works to rebuild the garden wall shall be in like-for-like materials.

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

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

Drawing No: 17-148-001 - Site Location Plan

Drawing No: 17-148-002 - Site Plan

Received on 2nd August 2017

Drawing No: 17-148-003 rev.B - Site Sections, proposed and existing A-A

Drawing No: 17-148-004 rev.B - Site Sections, proposed and existing B-B

Drawing No: 17-148-005 rev.B - Site Sections, proposed and existing C-C and D-D

Drawing No: 17-148-006 rev.B - Proposed Elevations

Received on 3rd October 2017

Reason: to ensure that the works carried out are fully in accordance with the approved drawings and details in order to protect the character of the listed building, in accordance with Policy CS33 and national policy contained within the NPPF and associated guidance.

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 the



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agreed extended timescale for the decision to be issued, in conjunction with the associated application for full planning permission.

2. 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: 20 October 2017

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).