

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
The Planning (Listed Buildings) (Certificate of Lawfulness of Proposed Works)
Regulations 2014

CERTIFICATE OF LAWFULNESS OF PROPOSED WORKS TO A LISTED BUILDING

To: Reading Dental Sedation Clinic
Oxford Road Dental Surgery
165 Oxford Road
Reading
Berkshire
RG1 7UZ

Application No: 181801
Application type: Certificate of Lawfulness -
Listed Building

Applicant: Reading Dental Sedation Clinic

The Reading Borough Council hereby certify that on **22/10/2018** the works described in the First Schedule to this certificate in respect of the listed building specified in the Second Schedule to this certificate, and edged red on the plan attached to this certificate (below), are lawful within the meaning of section 26H(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for the following reason(s):

First Schedule: Certificate of lawfulness for addition of panels of intumescent material and lipping to internal doors, and addition of removable fireboard to internal windows and ceiling in the basement

Second Schedule: 163-165 Oxford Road Reading RG1 7UZ

Date: 1 November 2018



Head of Planning, Development
& Regulatory Services *JBM*



CONDITIONS & REASONS

1. The proposal has been assessed against The Planning (Listed Buildings) (Certificates of Lawfulness of Proposed Works) Regulations 2014. It can be confirmed that the proposed works would not require listed building consent on the basis of the following information:

Statement of works (dated 10th October 2018)

Received 16th October 2018

Site Location Plan

Received 22nd October 2018

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed internal works. Therefore the Local Planning Authority can issue the applicant with a Certificate of Lawfulness for the proposed works.

Date: 1 November 2018

Head of Planning, Development
& Regulatory Services *JBM*



Reading
Borough Council
Working better with you

INFORMATIVES

1. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.
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.

Date: 1 November 2018

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

Notes

1. This certificate is issued solely for the purpose of section 26H of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. It certifies that the works described in the First Schedule taking place to the listed building specified in the Second Schedule are lawful and, therefore, are not liable to enforcement action under section 38 of the Act.
3. This certificate applies only to the extent of the works described in the First Schedule and to the listed building specified in the Second Schedule and identified on the attached plan above. Any works which are materially different from those described or which relate to other listed buildings may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 26H(5)(a) of the Act, which states that the lawfulness of works for which a certificate is issued are to be conclusively presumed to be lawful provided that they are carried out within 10 years beginning with the date of the issue of the certificate.