

**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: Thornton+Co
8a Friday Street
Henley-On-Thames
RG9 1AH

Application No: 170476
Application No: Listed Building Consent

Applicant: Elizabeth Kavanagh

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

Proposal: Renovation of rear kitchen extension to include new doors and windows and external render, replacement of a further 3 no. windows, replacement rainwater goods and rebuilding of garden wall

At: 15 Christchurch Road Reading RG2 7AA

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

Application At: 15 Christchurch Road Reading RG2 7AA

Application No: 170476

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 section 51 of the Planning and Compulsory Purchase Act 2004.

2. The consent relates only to the following plans/drawings/documents, and the works hereby approved shall be carried out in all respects in accordance with the submitted application and accompanying drawings:

Received 30th August 2017:

Design and Access Statement - Document ref: 073B-DAS, dated 25th August 2016, prepared by Thornton & Co

Site Plan - Drawing no: 073B-EL01

Existing and Proposed Ground Floor Plans - Drawing no: 073B-PL01 Rev B

Existing and Proposed Elevations [North] - Drawing no: 073B-EL01 Rev B

Existing and Proposed Elevations [West] - Drawing no: 073B-EL02 Rev B Joinery Details - Drawing no: 073B-DE01 Rev B

Received 5th October 2017:

EcoRight pre-mixed hydraulic lime mortar product specification

Received 12th October 2017:

Traditional handmade bricks by Imperial (112) (9 inch x 4 ½ inch x 2 ½ inch).

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. The lime-based render mix and finish are to be carried out in accordance with the specification in Paragraph 2.2 of the Ecoright hydraulic lime mortar product sheet, as received on 5th October 2017. The inclusion of cement is not permitted.

Date: 13 October 2017



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Reason: In order to safeguard the special architectural and historic interest of the Listed Building in accordance with the requirements of Policies CS7 and CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

4. The existing garden wall bricks shall be carefully removed and stored prior to re-use in re-building the garden wall. Any deficit of bricks shall be made up with the 'Imperial 112' (9 inch x 4 ½ inch x 2 ½ inch).

Reason: In order to safeguard the special architectural and historic interest of the Listed Building in accordance with the requirements of Policies CS7 and CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

INFORMATIVES

1. Officers have worked positively and proactively with the applicant to determine the application within an agreed timescale.

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: 13 October 2017



Head of Planning, Development
& Regulatory Services

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).