

**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: Invent Design Create Ltd
8 Clonmel Close
Reading
RG4 5BF

Application No: 172086
Application No: Listed Building Consent

Applicant: Mrs Maria Agustina Tulloch

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

Proposal: Amendments to Listed Building Consent 162027/LBC.

At: 15 Coley Hill Reading RG1 6AE

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: 16 January 2018



AA

Head of Planning, Development
& Regulatory Services

Application At: 15 Coley Hill Reading RG1 6AE

Application No: 172086

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 following shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Elevation and section drawings, with materials annotated, of new windows, window openings and surrounds at a minimum scale of 1:10 with typical glazing bar details at 1:1;
- b) Elevation and section drawings, with materials annotated, of all new doors at a minimum scale of 1:10 with typical moulding and architrave details.
- c) Elevation, plan and section drawings for the replacement glazing over the basement light;
- d) Typical details of new railings to front boundary and rear balustrade at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing and sample of bricks.
- e) Details of new canopy including materials, finish and method of fixing.
- f) Details of the proposed mortar mix for jointing/pointing of facing masonry. The use of cement-based mortar is not permitted.

Any raking out of mortar is to be undertaken by hand: the use of power tools is not permitted.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the Listed Building in accordance with policy CS33 (Protection and Enhancement of the Historic Environment).

Date: 16 January 2018



AA

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& Regulatory Services



Reading
Borough Council
Working better with you

INFORMATIVES

1. This permission relates only to the following plans and drawings received on 22nd November 2017: Drawing No: 12 Rev B - Proposed Elevations, Drawing No: 20 Rev B - Proposed Details and Drawing No: 21 Rev B - Proposed Sash Window and the following drawing received on 5th December 2017: Drawing No: 11 Rev C - Proposed Plans. Details, subject to any further amendment as may subsequently be agreed in writing by the local planning authority.
2. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

Date: 16 January 2018

AA

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).