Reading
BOROUGH COUNCIL

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: Martin And Pole Nicholas
24 Friar Street
Reading
RG1 1DP

Application No: 01/00983/LBC

Applicant: Mr And Mrs Salib

READING BOROUGH COUNCIL as local planning authority GRANT Listed Building Consent for the following development:

Proposal: Changes to lobby area to provide seperate entrance to ground floor. Alterations to ground floor bar and second floor kitchen layout. Decorative changes to first floor restaurant area.

At: 10 Forbury Road Reading RG1 1SB

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: 4th September 2001

David G Worthy

Head of Planning and Transport

NOTES

APPEALS

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 - Section 32

(1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show -

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

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(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.

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(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

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(2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted—

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HAZARDOUS WASTE AND MATERIALS

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Application At: 10 Forbury Road Reading RG1 1SB

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CONDITIONS & REASONS

1. The works hereby approved shall be carried out and completed in all respects in accordance with the submitted application application and accompanying plans, except as may be subsequently agreed in writing by the local planning authority. reason: to ensure that the works carried out are fully in accordance with the approved plans and details in order to protect the character of the listed building(s).

2. The works to which this permission relate must be begun not later than the expiration of five years beginning with the date on which the consent is granted. Reason: to accord with Section 18(1)(a) of the Planning (Listed Building and Conservation Areas) Act 1990.

3. This permission relates only to the application as changed by drawings 7334-01-09 (Aug 01), 7334-01-10 (Aug 01), 7334-01-11 (Aug 01) which were received by the local planning authority on 17th August 2001. Reason: as some plans were changed and to clarify which plans are approved.

4. No works to the cobbled carriageway on the ground floor are to be carried out without the written approval of the Local Planning Authority. Reason: In the interests of preserving the character of the listed building.

Date: 4th September 2001

David Gworthy

Head of Planning and Transport

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HAZARDOUS WASTE AND MATERIALS

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Under the requirements of the Control of Pollution Act 1974 and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licenced by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed.

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There may also be occasions when hazardous substances such as gas from former landfill sites could be a problem. The County Surveyor's Waste Management Group have agreed to list and map all such sites and copies will be available from the above address.

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from any impediment to its designated use. Reason: as without this facility development is likely to lead to storage of plant and materials on the public highway causing a hazard and inconvenience to other road and pavement users.

8. Before any development is commenced details of facilities to be provided to prevent the deposition of mud and other matter derived from the development on to the public highway shall be submitted for written approval to the local planning authority. The approved facilities shall thereafter be maintained and used whenever operations likely to cause the disposition of mud etc are carried out. Reason: in the interests of protecting the appearance of the area and road safety.

9. In connection with the implementation of this permission the demolition and construction works shall not take place outside the hours of 8am to 6pm Mondays to Fridays or 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority. Reason: to protect local residents from unreasonable disturbances from works connected with implementing this permission.

10. No materials produced as a result of the site development or clearance shall be burnt on site. All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and demolition are in progress. Reason: in the interests of protecting nearby occupants from unnecessary pollution caused by the development.

11. The areas shown on the submitted drawings reserved for the parking, turning, loading/unloading and circulation of vehicles shall be constructed and marked out prior to first use of the development hereby approved and kept available or used for such purposes at all times. No development, whether or not permitted by the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) shall be carried out on such areas or in such a position as to restrict access to such facilities. Reason: as the development, without the provision of adequate parking, turning, loading/unloading and circulation facilities, would be likely to lead to parking and manoeuvring on the public highway to the detriment of road safety.

12. There shall be no external lighting of the premises, except as may be agreed in writing with the Local Planning Authority. Any details of external lighting for approcal shall be submitted prior to commencement of development. Reason: in order to protect the amenities of the residents of adjacent properties.

13. The public areas on the ground floor of the premises, including any entrances, toilets, internal/external circulation spaces and parking spaces, shall be so designed as to be fully accessible to and capable of use by disabled persons, including those confined to wheelchairs, to the written satisfaction of the Local Planning Authority. Reason: to ensure satisfactory access in accordance with the Council's policies.

Date: 21st October 2002

David G Worthy

Head of Planning and Transport

NOTES

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14. The petrol filling station including the sales building and car wash shall operate only between the hours of 7am and 11pm daily. Reason: to protect the amenities of local residents and the locality generally.

Date: 21st October 2002

David Gworthy

Head of Planning and Transport

PCL.

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