



Reading
Borough Council
Working better with you

**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: Rance Booth Smith Architects
Rance Booth Smith Architects
11 Victoria Road
Saltaire
Shipley
BD18 3LA

Application No: 171228
Application No: Listed Building Consent

Applicant: Skipton Building Society

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

Proposal: Internal refurbishment of existing Building Society branch. Redecoration of the existing timber shop front and metal louvres. Replacement of existing timber glazed shop front door.

At: 28-30 Queen Victoria Street Reading RG1 1TG

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: 15 September 2017

Head of Planning, Development & Regulatory Services *RE*

Application At: 28-30 Queen Victoria Street Reading RG1 1TG

Application No: 171228

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 development hereby permitted shall be carried out in accordance with the document, "Heritage, Design and Access Statement - 14258 - Skipton Building Society, Reading", which was received 21st July 2017. Furthermore, all works shall be undertaken in a proper

workmanlike manner appropriate to the age and character of the building and using traditional materials and techniques except where the use of modern materials and techniques have specifically been approved by the local planning authority on the approved plans (see informatives below) or in the approved Heritage, Design and Access Statement.

Reason: To accord with Reading Borough Council Core Strategy CS33: Protection and Enhancement of the Historic Environment and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

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 prescribed target or agreed extended timescale for the decision to be issued.

2. The following documents were considered:

Drawing No: 14258-140 - Location Plan

Drawing No: 14258-142 - Site Plan

Drawing No: 14258-141 - As Existing Plan

Drawing No: 14258-240 - As Proposed Plan

Date: 15 September 2017



Head of Planning, Development & Regulatory Services *RE*

Drawing No: 14258-242 - Existing and Proposed Shop front elevations Heritage, Design and Access Statement - 14258 - Skipton Building Society, Reading Received 21st July 2017

Date: 15 September 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).