



**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: Orbit Architects
83 Blackfriars Road
London
SE1 8HA

Application No: 171429
Application No: Listed Building Consent

Applicant: The Royal London Mutual Insurance Society Ltd

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

Proposal: Various internal and external alterations to Highbridge House, including partial removal of existing attached entrance to Kings Wharf

At: Kings Wharf 20-30 Kings Road and Highbridge House Highbridge Wharf

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: 30 October 2017



Head of Planning, Development
& Regulatory Services

LEB



Application At: Kings Wharf 20-30 Kings Road and Highbridge Hou Highbridge Wharf

Application No: 171429

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 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:

D0-001 P1 - Location Plan, as received 16/08/17

D0-002 P1 - Existing Block Plan, as received 16/08/17

D2-100 P1 - Existing Ground Floor Plan, as received 16/08/17

D2-101 P1 - Existing First Floor Plan, as received 16/08/17

D2-102 P1 - Existing Second Floor Plan, as received 16/08/17

D2-105 P1 - Existing Roof Plan, as received 16/08/17

D2-200 P1 - Existing Northern and Western Elevations, as received 16/08/17

D2-201 P1 - Existing Southern Elevation, as received 16/08/17

D2-500 P1 - Demolition Ground Floor Plan, as received 16/08/17

D2-501 P1 - Demolition First Floor Plan, as received 16/08/17

D2-502 P1 - Demolition Second Floor Plan, as received 16/08/17

D2-505 P1 - Demolition Roof Plan, as received 16/08/17

D3-100 P2 - Proposed Ground Floor Plan, as received 04/09/17

D3-101 P2 - Proposed First Floor Plan, as received 04/09/17

D3-102 P2 - Proposed Second Floor Plan, as received 04/09/17

D3-105 P1 - Proposed Roof Plan, as received 16/08/17

D3-200 P2 - Proposed Northern and Western Elevations, as received 24/10/17

D3-201 P1 - Proposed Southern Elevations, as received 16/08/17

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Heritage Statement by KM Heritage, as received 16/08/17

Design & Access Statement by Orbit Architects dated 14/08/17, as received 16/10/17

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. Prior to commencement of the relevant part of the works, details of the following shall be submitted to and approved in writing by the Council:

a) Plan, elevation and section drawings, with materials annotated, and method of fixing, of secondary glazing at first floor level of Highbridge House, at a minimum scale of 1:10;

The development shall not be carried out other than in full accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy 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 the agreed timeframes in conjunction with the associated application for full planning permission.

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.

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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).