



Reading
Borough Council
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**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: Zoe Lewis Architects LTD
First Floor
12A Castle Street
Reading
RG1 7RD

Application No: 170998
Application No: Listed Building Consent

Applicant: Mr & Mrs Neil Georgeson

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

Proposal: First floor side extension, internal works and enlargement of basement patio.

At: Bath Villa 48 Russell Street Reading RG1 7XH

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: 28 November 2017

Head of Planning, Development & Regulatory Services *RE*

Application At: Bath Villa 48 Russell Street Reading RG1 7XH

Application No: 170998

Application No: Listed Building Consent

CONDITIONS and REASONS

1. The works to which this consent relate must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: to accord 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 works hereby permitted shall be carried out in accordance with the following approved plan:

Drawing No:

A1-01 Rev 00 - Existing

Received by the Local Planning Authority on 19th June 2017

213-A1-03A - Proposed

Received by the Local Planning Authority on 15th November 2017

Reason: Because consent is granted in respect of the works as detailed in the approved plans only and in order to protect the character of the listed building.

3. No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development including all external fixtures, fittings, roof materials, window frames, rainwater goods and details of window reveals have been submitted to and been approved in writing by the local planning authority. The development shall be carried out using only the approved materials.

Reason: In the interests of the visual appearance of the building, surrounding area and historic interest of the listed building and conservation area in accordance with Policies CS7 and CS33 of the Core Strategy (2008, as amended 2015).

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this consent. Any works which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) attached may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.



Date: 28 November 2017

Head of Planning, Development & Regulatory Services *RE*

2. The decision to grant listed building consent follows the positive and proactive consideration of the issues raised by this planning application, accepting amended plans and agreeing an extension of time
3. The initial application submission included proposals to lower the basement floor level and to replace a rear basement level window and door with a set of 'bi-fold' doors. Both of these elements were subsequently removed from the proposed plans and are not approved as part of this consent.



Date: 28 November 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).