

**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: Mr Charles Trevorrow
39 Albion Street
Cirencester
GL7 2HT

Application No: 170388
Application No: Listed Building Consent

Applicant: Mr Charles Trevorrow

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

Proposal: Removal of existing stud wall between the kitchen and bathroom, creation of a smaller bathroom and re-location of the kitchen to the living room.

At: Flat B 6 Bath Road Reading RG1 6NB

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: 10 May 2017



SDV
Head of Planning, Development
& Regulatory Services

Application At: Flat B 6 Bath Road Reading RG1 6NB

Application No: 170388

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 section 51 of the Planning and Compulsory Purchase Act 2004.

2. Details of the proposed internal bi-fold doors to include details of the panelling and materials to the bedroom are to be submitted to and approved in writing by the local planning authority prior to commencement of related work.

Reason: To protect and preserve the character of the listed building and to comply with Policy CS33 (Protection and Enhancement of the Historic Environment).

3. Further details of any alteration, adaptation or relocation of the existing doors in the flat shall be submitted to and approved in writing by the Local Planning Authority prior to any such works being undertaken, and the works shall thereafter be undertaken in accordance with the approved details.

Reason: To protect and preserve the character of the listed building and to comply with Policy CS33 (Protection and Enhancement of the Historic Environment)

INFORMATIVES

1. This permission relates only to the plans and drawings as contained within the Design and Access Statement accompanying this application and as received on 11 March 2017, subject to any further amendment as may subsequently be agreed in writing by the local planning authority.

2. The LPA has acted positively and proactively in the determination of this application.

3. Your attention is drawn to conditions 2 and 3 above. These are pre-commencement conditions or conditions precedent and require the terms of the conditions to be satisfied before development commences. They are pre-

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commencement conditions because the details required to be approved need to be designed or implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started. If development commences in contravention of these conditions, the development taking place will be made unauthorised in planning terms. This may result in the Council taking enforcement action against the unauthorised development. If you are in any doubt please contact the Council.

Date: 10 May 2017



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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).