

**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: Frank Belshaw Surveyors Ltd
Wheatley Springs Barn
Wheatley Lane Road
Barrowford, Nelson
BB9 6QS

Application No: 171505
Application No: Listed Building Consent

Applicant: Soul Coffee House Limited

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

Proposal: Alterations to the internal finishes

At: 21-23 Queen Victoria Street Reading RG1 1TE

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: 25 October 2017



Head of Planning, Development & Regulatory Services *RE*

Application At: 21-23 Queen Victoria Street Reading RG1 1TE

Application No: 171505

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 works hereby approved shall not be carried out other than in accordance with the submitted application and accompanying details:

Design and Access Statement, received 30th August 2017

Drawing No: 2017/36/LP - Location and Block Plan

Layout Existing; and

Layout New

all received 7th September 2017

Reason: to ensure that the works carried out are fully in accordance with the approved drawings and details in order to protect the character of the listed building, in accordance with Policy CS33 and national policy contained within the NPPF and associated guidance.

3. Unless such work is clearly and specifically referred to on drawings or other documents approved by Condition 2 above, no features of architectural or historic interest such as doors, linings, shutters, panelling, cornices, decorative plasterwork, floorboards, fireplaces, lath and plaster ceilings may be altered, replaced or removed without the written approval of the local planning authority. Any such features encountered during the work shall be drawn to the attention of the local planning authority.

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



Date: 25 October 2017

Head of Planning, Development & Regulatory Services *RE*

1. The local planning authority has worked positively and proactively with the application to allow consent to be granted within the prescribed target timescale.

Date: 25 October 2017



Head of Planning, Development & Regulatory Services *GC*

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%20an%20appeal).