

**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: Firstplan  
Bramah House  
65-71 Bermondsey Street  
London  
SE1 3XF

Application No: 170639  
Application No: Listed Building Consent

**Applicant:** Honest Burgers Ltd

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

**Proposal:** Internal and external alterations and new signage

**At:** Unit 2 3-5 King Street Reading

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: 21 July 2017



Head of Planning, Development  
& Regulatory Services *J.P.M.*

**Application At:** Unit 2 3-5 King Street Reading

**Application No:** 170639

**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. Unless such work is clearly and specifically referred to on drawings or other documents hereby approved, no external masonry may be cut, drilled or removed in whole or in part without the written approval of the Local Planning Authority. This includes the chasing-in of masonry to facilitate electrical cable runs.

Reason: 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. The following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings, with material annotated, of new windows and window openings (including surrounds) at a minimum scale of 1:10;

b) Plan and section drawings, with materials annotated, of all new doors at a minimum scale of 1:10 with typical moulding and architrave details at a scale of 1:1;

c) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth; and

d) Details of electrical cable-runs for external lighting, demonstrating the relationship of cables to the elevation of the building and method of fixing the cables to the building.

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



Date: 21 July 2017

Head of Planning, Development  
& Regulatory Services *J.B.M.*

Reason: 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).

### **INFORMATIVES**

1. 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:

Drawing No: Site Location Plan 2461/00.01

Drawing No: Block Plan 2461/00.02

Drawing No: Proposed Ground Floor GA 2461/04.01

Drawing No: Proposed Basement GA 2461/04.03

Drawing No: Proposed Ground Floor Finishes Plan 2461/04.07-1

Drawing No: Proposed Basement Floor Finishes Plan 2461/04.08

Drawing No: Proposed Ground Floor Ceiling Finishes Plan 04.09-1 Drawing No: Proposed Basement Ceiling Finishes Plan 2461/04.10 Drawing No: Proposed Roof Plan 2461/05.05

Drawing No: Proposed External Elevation A 2461/05.01-2

Drawing No: Proposed External Elevation B 2461/05.02-2

Drawing No: Proposed Section A 2461/06.01-2

Drawing No: Proposed Section B 2461/06.02

Drawing No: Proposed Section C 2461/06.03

Drawing No: Proposed Section D 2461/06.04

Drawing No: Proposed Projecting Signage 2461/05.06

Received 21st April 2017

Drawing No: Proposed External Elevation C - Market Place 05.03 Rev B Received 4th July 2017

Planning Design and Access and Heritage Statement

Received 21st April 2017

This is 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 Core Strategy 2008 (altered 2015).

2. Officers have worked positively and proactively to provide a recommendation for approval to be made within the agreed time period.



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3. 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, FUL Planning Permission, Advertisement Consent and/or an application for Permitted Works to a Listed Building.



Date: 21 July 2017

Head of Planning, Development  
& Regulatory Services *J.P.M.*

## 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.co.uk](http://www.planningportal.co.uk)