

**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: Bell Cornwell Chartered Town Planners Application No: 170292
Oakview House Application No: Listed Building Consent
Station Road
Hook
RG27 9TP

Applicant: Platinum SA

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

Proposal: Internal and external alterations associated with change of use of public house (Class A4) to restaurant (Class A3) at ground floor and erection of a single storey rear/side extension; conversion of upper floor into three (2x studio & 1x 1-bed) self-contained flats (Class C3) including a first floor side extension plus associated refurbishment of windows and internal changes; erection of ancillary cycle and refuse stores and rebuilding of boundary wall to rear courtyard.

At: Red Cow Ph 50 Crown Street Reading RG1 2SE

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 August 2017



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

Application At: Red Cow Ph 50 Crown Street Reading RG1 2SE

Application No: 170292

Application No: Listed Building Consent

CONDITIONS and REASONS

1. The development hereby permitted shall be begun before 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. Prior to commencement of any works at the site, details of the following shall be submitted to and approved in writing by the Council:

a) detailed drawings and schedules showing all those parts of the building to be removed, dismantled or stripped out (including the removal of internal features, floors, and wall or ceiling surfaces);

b) a detailed schedule of repairs to the listed building

The works shall be carried out in accordance with the approved drawings and schedules.

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).

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

a) mortar mix for all brickwork (mortar is to be lime-based with a breathable finish).

b) new staircases to include details of handrails and balusters

c) plan, elevation and section drawings, with materials annotated, of new windows (including surrounds) at a minimum scale of 1:10 with typical moulding details at a scale of 1:1.



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- d) rooflights (conservation type, fitted flush with or below the roof covering).
- e) plan, elevation and section drawings, with materials annotated, of all new doors at a minimum scale of 1:10 with typical architrave details at a scale of 1:1.
- f) manufacturer details and samples of the roof tiles for the extension and any replacement roof tiles
- g) manufacturer details and samples of the facing brick for the extension and any replacement bricks
- h) type and location of any new service visible externally including pipework, rainwater goods, boiler flues, extract vent grilles, meter cupboards, external lighting, or soil vent pipe terminations
- i) internal partition walls including details of the method of construction (new internal partition walls to be constructed of timber studwork and be fully reversible).

The development shall be carried out 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).

4. Adequate protection to the building shall be provided to the satisfaction of the local planning authority at all times during the approved work. Sufficient care shall be taken in the design and execution of all work, including any demolition and the preparation to ensure that no damage is incurred to the historic fabric of the building. Particular attention is drawn to the need to protect the windows, fireplaces and timber frame from damage during construction.

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).

5. Unless such work is clearly and specifically referred to on drawings or other documents hereby approved, no timber framing members/structural roof timbers may be cut, replaced or removed in whole or in part without the written approval of the local planning authority. This includes the chasing of timbers to facilitate service runs.



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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. The consent relates only to the following plans and drawings:

16.2060/001 Existing Building Site Location Plan and Site Plan
16.2060/002 Existing Building Basement Plan
16.2060/003 Existing Building Ground Floor Plan
16.2060/004 Existing Building First Floor Plan
16.2060/005 Existing Building Second Floor Plan
16.2060/011 Existing Building Southampton Street Elevation
16.2060/012 Existing Building Crown Street Elevation
16.2060/013 Existing Building Rear Elevation
16.2060/014 Existing Building Side Elevation

16.2060/102 Proposed Building Basement Plan
Received by the local planning authority on 22nd February 2017

16.2060/101 REV A Proposed Building Site Location Plan and Site Plan
16.2060/103 REV B Proposed Building Ground Floor Plan
16.2060/104 REV A Proposed Building First Floor Plan
16.2060/105 REV A Proposed Building Second Floor Plan
16.2060/111 REV A Proposed Building Southampton Street Elevation
16.2060/112 REV A Proposed Building Crown Street Elevation
16.2060/113 REV A Proposed Building Rear Elevation
16.2060/114 REV A Proposed Building Side Elevation
Received by the local planning authority on 8th June 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 Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

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.co.uk