

**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: WSW Consultancy Ltd.
Victoria House
180 Fleet Road
Fleet
GU51 4DA

Application No: 170756
Application No: Listed Building Consent

Applicant: Highdown School & Sixth Form Centre

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

Proposal: Reinstatement works to Manor House roof, including replacement of plasterwork to ashlar studwork and ceilings patch repairs, replacement of tiled roof coverings, over coating of lead roof and refurbishment of cloakrooms

At: Highdown School Surley Row Emmer Green Reading RG4 8LR

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: 24 July 2017



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

Application At: Highdown School Surley Row Emmer Green Reading RG4 8LR

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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 the Planning and Compulsory Purchase Act 2004.

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

Reason: In order to safeguard the special architectural and historic interest of the Listed Building in accordance with Policy CS33 of the Core Strategy 2008, 2015.

INFORMATIVES

1. This consent relates only to the following plans, drawings and documents and the works hereby approved shall be carried out in all respects in accordance with the submitted application, supporting information and accompanying drawings:

- WSW Consultancy Design and Access Statement Highdown School & Sixth Form Centre ref. Reinstatement of plaster following extensive timber repairs to the upper floor of the Manor House and Replacement of tiled roof coverings to 'T' classroom'
- Drawing no. A01 - Site Plan and Location Plan
- Drawing no. 1922.04/02 - First Floor Plan
- Drawing no. 1922.04/01 - Second Floor Plan
- Drawing no. 1922.04/04 - Cloakrooms refurbishment
- Drawing no. 1922.04/03 - Kitchenette

Received on 15th May 2017



Date: 24 July 2017

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

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.

3. Adequate protection and support to the building(s)/ the building and adjacent structures shall be provided to the satisfaction of the local planning authority at all times during the work. Sufficient care shall be taken in the design and execution of all work, including any demolition and the preparation and the erection of any scaffolding, to ensure that no damage is incurred to the historic fabric of the listed building.

4. Officers have worked positively and proactively with the applicant.

Date: 24 July 2017



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