

**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 Daniel Markwart
3 Diggle Mill Cottages
Diggle
Saddleworth, Oldham
OL3 5LH

Application No: 170900
Application No: Listed Building Consent

Applicant: Airwair International Ltd

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

Proposal: Replacement shopfront and internal refurbishment works.

At: 24 Queen Victoria Street Reading RG1 1TG

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: 1 August 2017



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

Application At: 24 Queen Victoria Street Reading RG1 1TG

Application No: 170900

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. All new works, and works of making good to the retained fabric, whether internal or external, unless approved otherwise in writing by the local planning authority, shall be finished to match existing, original or adjacent work (as deemed appropriate by the local planning authority) with regard to the methods used and to materials, colours, textures and profiles.

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.

3. The development hereby permitted shall be carried out in a proper workmanlike manner appropriate to the age and character of the building and using traditional materials and techniques except where the use of modern materials and techniques have specifically been approved by 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.

4. Unless such work is clearly and specifically referred to on drawings or other documents approved, no features of architectural or historic interest such as doors, linings, shutters, paneling, 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 authority.



Date: 1 August 2017

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

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

1. The Local Planning Authority has been positive and proactive in dealing with this planning application by advising of matters to make the application potentially supportable prior to its submission, assisting in the validation of the application and applying conditions so as to make the proposal acceptable.

2. The following plans were considered:

Location Plan

Received 6th June 2017

Drawing No: 001 - Layouts as existing

Drawing No: 101 C - General Arrangements

Drawing No: 103 A - Reflected Ceiling Plans

Drawing No: 104 B - Floor Finishes

Drawing No: 105 D - Elevations

Drawing No: 106 A - Detail sheet

Drawing No: 108 B - Fire Strategy

Drawing No: 109 C - Indicative Electrical

Drawing No: 110 C - Furniture Setting Out

Drawing No: 111 - Visuals

Drawing No: 112 A - Display Walls

Received 6th July 2017

Drawing No: 107 - Store Front

Ecolux Solar Setting 1 - Portland Lighting

Received 25th July 2017

Date: 1 August 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