

**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: Ascot Design
Berkshire House, 39-51 High Street
Ascot
Berkshire
SL5 7HY

Application No: 160750
Application No: Listed Building Consent

Applicant: Mrs Christina Meyer

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

Proposal: Change of use from office (Class B1a) to 6 residential units (Class C3) and associated works

At: 177 Kings Road Reading RG1 4EX

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: 6 February 2017



Head of Planning, Development & Regulatory Services *RE*

Application At: 177 Kings Road Reading RG1 4EX

Application No: 160750

Application No: Listed Building Consent

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. Details of the manufacturer's specification for the external wall and roof ventilation terminals as indicated on approved drawing No. 16- P1255-24 Rev P1 to the rear elevation of the property including details of materials, finish and method of external fixing are to be provided before the relevant part of the work is begun. The submitted information must be approved, in writing, by the Local Planning Authority prior to the occupation of the development and the work shall not be carried out otherwise than in accordance with those details.

Reason: In order to protect the special historic and architectural character of the listed building, in accordance with Policy CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

INFORMATIVES

1. This Consent relates only to the following plans and drawings:

16-P1255-04 Rev P1 Location and Block Plan;

16-P1255-05 Rev P1 Proposed Site Plan;

16-P1255-06 Rev P1 Existing Floor Plans - Lower Ground Floor;

16-P1255-07 Rev P1 Existing Floor Plans - First, Second, Third;

16-P1255-15 Rev P1 Proposed Floor Plans - Lower Ground Floor;

16-P1255-16 Rev P1 Proposed Floor Plans - First, Second, Third;

16-P1255-23 Rev P1 Existing Elevations;

16-P1255-24 Rev P1 Proposed Elevations; 673/01 Rev A Tree Constraints/Protection; and 673/02 Rev B Landscape Proposals received on 22nd April 2016.

Date: 6 February 2017



Head of Planning, Development & Regulatory Services *RE*

2. Internal alterations and works will require separate approval under the Building Regulations. Please contact the Council's Building Control service for further advice on (0118) 937 2449.
3. Your attention is drawn to the terms and conditions of this Consent. Any development which is carried out but differs materially from the approved plans and details, or does not comply with any condition (s) attached to the consent may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
4. Noisy construction, demolition and associated activities should be restricted to between the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, with no noisy works taking place at any time on Sundays and Bank or Statutory Holidays. There should be no burning of waste on the site.
5. The Local Planning Authority has been positive and proactive in dealing with the Listed Building Consent application by advising on matters to make the proposal acceptable and dealing with the application in a timely manner.

Date: 6 February 2017



Head of Planning, Development & Regulatory Services *RE*

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-an-appeal).