

**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: Barton Willmore LLP
The Blade
Abbey Square
Reading
RG1 3BE

Application No: 151925
Application No: Listed Building Consent

Applicant: Mr R Brown

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

Proposal: Refurbishment of 3 Castle Crescent to provide 5 residential dwellings including internal and external alterations. Demolition of existing outbuildings including existing coach house and garage. Development of 8 residential dwellings along eastern boundary of the site. All associated works include vehicular and pedestrian access, parking, landscaping and bin store provision.

At: 1 Castle Crescent Reading RG1 6AQ

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:


SDV
Head of Planning, Development
& Regulatory Services

Application At: 1 Castle Crescent Reading RG1 6AQ

Application No: 151925

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 Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. No development shall take place until details of the materials to be used in the construction of the external surfaces of the development, including all external fixtures, fittings, window frames and details of window and doorway reveals, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: in the interests of the historic character, appearance and integrity of the buildings and to comply with Policies CS7 (Design and the Public Realm) and CS33 (Protection and Enhancement of the Historic Environment).

3. Prior to their installation, details of new windows (at 1:20 scale showing glazing bar details) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: in the interests of the historic character, appearance and integrity of the buildings and to comply with Policies CS7 (Design and the Public Realm) and CS33 (Protection and Enhancement of the Historic Environment).

4. Prior to the commencement of any works of demolition measures to protect the buildings (including protection of existing windows) shall be put in place and retained for the duration of those works.

Reason: in the interests of protecting the buildings from unnecessary damage and to comply with Policy CS33 (Protection and Enhancement of the Historic Environment).

5. No related works may be undertaken until details of the proposed external render mix and finish have been submitted to and approved in writing by the local planning authority. Render is to be lime-based, with a breathable finish.

Date:



SDV

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Reason: in the interests of protecting this listed building and to comply with Policies CS7 (Design and the Public Realm) and CS33 (Protection and Enhancement of the Historic Environment).

6. No development shall take place until a detailed schedule of repairs to the listed building has been submitted to and approved in writing by the local planning authority. Works to the listed building shall be carried out in accordance with the approved details and shall be completed before any building hereby approved is first occupied. Reason: in the interests of protecting this listed building and to comply with Policies CS7 (Design and the Public Realm) and CS33 (Protection and Enhancement of the Historic Environment).

INFORMATIVES

1. This permission relates only to the following plans and drawings received on 28 Oct 2015 ref: EB-01, EB-02, EB-03 and EB-04 subject to any further amendment as may subsequently be agreed in writing by the local planning authority.

2. The LPA has acted positively and proactively in the determination of this application.

Date:



SDV

Head of Planning, Development
& Regulatory Services

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).