

**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: The AED Practice
Rockwell House
Wartling Hill
Wartling
BN27 1RY

Application No: 161615
Application No: Listed Building Consent

Applicant: Mr & Mrs Anthony and Susan Sandall

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

Proposal: External and internal works associated with conversion of front part of the ground floor and the whole of the basement from a Clinic (Class D1) to create a 2 bedroom duplex apartment (Class C3), including relocating the basement stair, installing two sun-pipes down to the basement, and modifying the lightwell parapet at the front of the property.

At: Brightwell House 40 Queens Road Reading RG1 4AU

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: 20 January 2017



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

Application At: Brightwell House 40 Queens Road Reading RG1 4AU

Application No: 161615

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. Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Sample materials, plan, elevation and section drawings of the new secondary glazing at a scale 1:10.
- b) Sample materials, plan and section drawings of alterations to window shutters
- c) Sample materials, plans, elevation and elevation of new rear doors and window to ground floor bedroom
- d) Sample materials, plan, elevation and section drawings of the works to reduce the height of the parapet to the front light well and proposed railings

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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. Notwithstanding what is shown on drawings or other documents hereby approved, detailed design drawings and schedule of works, including details of method of construction, for all new stairs shall be provided submitted to and approved in writing by the local planning authority. Works undertaken shall be in strict accordance with the approved details and retained.

Date: 20 January 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.

4. Details of all proposed internal partition walls, which shall include details of the method of construction as well as all new internal doors are to be submitted to, and approved in writing by, the local planning authority prior to commencement of related work.

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.

5. Details of the internal wall treatment proposed to the front elevation of the building, which shall include specification of treatment and method of application, are to be submitted to, and, approved in writing by, the local planning authority prior to commencement of the development hereby permitted.

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. Officers have worked positively and proactively with the applicant to determine the application within a reasonable timeframe for determining such applications in conjunction with the associated application for full planning permission.

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

Drawing no.s

o AS1465/PLA11a rev C - Proposed Floor Plans - Basement/Part
Ground Floor Unit

Received on 15th December 2016

o AS1465/PL02 rev B - Existing Floor Plans



Date: 20 January 2017

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



Reading
Borough Council

Working better with you

- o AS1465/PL01 rev C - Site Location Plan
- o AS1465/PL04 rev D - Site Block Plan
- Received on 19th September 2016
- o AS1465/PL09 rev A - Existing and Proposed Parking
- o Design Statement by the AED Practice Received on 26th August 2016

A handwritten signature in black ink, appearing to read 'G. C. Anderson'.

Date: 20 January 2017

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