

**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: Cushman & Wakefield
9 Colmore Row
Birmingham
B3 2BJ

Application No: 160275
Application No: Listed Building Consent

Applicant: Fairfax (Retail) Properties Ltd

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

Proposal: Due to an outbreak of Dry Rot the removal and replacement of joists supporting the second floor, remedial treatment of walls and first floor ceiling and replacement of the finishes and remedial and replacement works to the window frames of the second floor is required.

At: 68 Broad Street Reading

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: 18 April 2016



Head of Planning, Development & Regulatory Services *RE*

Application At: 68 Broad Street Reading

Application No: 160275

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. All dry rot found in the joist supporting the second floor, the walls of the first, second and third floors, the first floor ceiling and the window frames of the second floor is to be removed and sterilised according the procedure set out in the approved document 'Standard Specification for the Eradication of True Dry Rot' - Craft Preservation.

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. All works to replace the affected floor joists on the second floor of the property, and to replace the timber skirting boards and trim to the windows shall be carried out in accordance with the submitted heritage/design and access statement and using timber to match that being replaced.

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 the works to replace elements of the second floor window frame shall be submitted to and approved in writing by the local planning authority before any works to replace this element are undertaken.

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. The part of the first floor ceiling that is hereby permitted to be removed, is to be replaced with a lath and plaster ceiling the details of which shall be submitted to and approved in writing by the local planning authority before any works to replace this element are undertaken.



Date: 18 April 2016

Head of Planning, Development & Regulatory Services *RE*

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.

6. The plaster to the first, second and third floors walls that is hereby permitted to be removed is to be replaced with a renovating render in the manner specified in the approved document 'Renovating Render - Technical data - BiokilCrown'.

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.

7. The sterilisation treatment procedure to the first, second and third floor walls affected by the leak, set out in the approved document 'Standard Specification for the Eradication of True Dry Rot' - Craft Preservation, shall be carried out by only drilling holes into the mortar courses of these walls to allow sufficient permeation of the treatment.

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. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but differs materially from the approved plans and details, or does not comply with any condition (s) or planning obligation (s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the council.

2. Officers have worked positively and proactively to provide a recommendation for approval within the agreed timescale.

3. 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.



Date: 18 April 2016

Head of Planning, Development & Regulatory Services *RE*



Reading
Borough Council

Working better with you

4. The permission relates only to the following documents as received on 15th February 2016:

Drawing No: AP-001 - Site Location and Block Plan

Heritage/Design and Access Statement - 68 Broad Street, Reading, RG1 7QE

Renovating Render - Technical data - BiokilCrown

Standard Specification for the Eradication of True Dry Rot - Craft Preservation

Material Safety Data Sheet - Boracol 20 RH Dual Purpose - BiokilCrown Material Safety

Data Sheet - Boracol 10 RH - BiokilCrown Survey report and recommended treatments -

Craft Preservation

Date: 18 April 2016

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).