

**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. R Montgomery  
8 St. Aldates  
Oxford  
OX1 1BS

Application No: 161343  
Application No: Listed Building Consent

**Applicant:** Mr Ma-Anej Gaffar

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

**Proposal:** Replacement of water damaged and asbestos covered lath and plaster ceiling and cornice in bedroom with new lath and plaster ceiling and cornice to match existing.

**At:** Flat 1 79 London Road Reading RG1 5BY

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: 26 October 2016



Head of Planning, Development & Regulatory Services *RE*

**Application At:** Flat 1 79 London Road Reading RG1 5BY

**Application No:** 161343

**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 section 51 of the Planning and Compulsory Purchase Act 2004.

2. The proposed reinstatement works to the ceiling shall be carried out in accordance with the procedure laid out in the approved document 'Wheatley Plasterwork Ltd, Lime Plastering basic works schedule', using the materials specified in the approved documents 'Product Data Sheet-Haired Medium Stuff; Lime Stuff' Ltd and 'Product Data Sheet- Haired Coarse Stuff; Lime Stuff Ltd' and the email received from the agent on 04/10/2016 at 11:21hrs.

Reason: To ensure that the work is appropriate to the special architectural or historic interest of the listed building.

Policies: CS33

3. The proposed reinstatement works to the cornice shall be carried out in accordance with approved drawing no. 03 - Detail of Fibrous Plaster Cornice with the detailed moulded element being created using a mould of the approved restored cornice viewed by the Case Officer on the site visit undertaken on the 13th October. The works shall also be carried out in accordance with approved document 'Statement of Intent; Re 79A London Road; Fullbrooks of England, Architectural Mouldings'.

Reason: To ensure that the work is appropriate to the special architectural or historic interest of the listed building.

Policies: CS33

### **INFORMATIVES**



Date: 26 October 2016

Head of Planning, Development & Regulatory Services *RE*

1. 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 conditions of 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.

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 documents as received

16th August 2016:

Drawing No: 01 - Site Plan

Drawing No: 02 - Block Plan

Heritage, Design and Access Statement - August 2016

And the following, received 4th October 2016:

Details of materials from email received 04/10/2016; 11:21

Product Data Sheet-Haired Medium Stuff; Lime Stuff Ltd

Product Data Sheet-Haired Coarse Stuff; Lime Stuff Ltd'

Wheatley Plasterwork Ltd, Lime Plastering basic works schedule Statement of Intent;  
Re 79A London Road; Fullbrooks of England, Architectural Mouldings

And the following, received 7th October 2016

Photos of original and restored cornice detail; email 07/10/2016; 16:42

And the following; received 14th October 2016

LAB UK Ltd, Bulk Analysis Report, 23rd May 2016 Drawing No. 03 - Detail of Fibrous Plaster Cornice

Date: 26 October 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)