

**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: Head Roberts & Associates
1 Station Terrace
Shawford
Winchester
so21 2bn

Application No: 151817
Application No: Listed Building Consent

Applicant: Leightons Ltd

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

Proposal: New shopfront, new advertisements signage and internal layout changes

At: 12-14 Queen Victoria Street Reading RG1 1TG

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: 19 February 2016



Head of Planning, Development & Regulatory Services *RE*

Application At: 12-14 Queen Victoria Street Reading RG1 1TG

Application No: 151817

Application No: Listed Building Consent

CONDITIONS and REASONS

1. The works to which this consent relate must be begun not later than the expiration of three years beginning with the date on which the consent is granted. Reason: to accord with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The works hereby permitted shall only be undertaken in accordance with the following plans:

SKK1662-105 Rev. 02 'Proposed Sales Floor Elevations';

4234/01 Rev. C 'Existing and Proposed Shopfront Layout and Elevations'; and

Sectional detail 'LEIGHTONS Reading: Shopfront External Finishes' Both plans were received by the Local Planning Authority on 15 February 2016.

Reason: to clarify which plans are approved and in the interests of proper planning and the character and fabric of the Listed Building.

3. Notwithstanding the approved plans in Condition 2 above, the shopfront shall be constructed as follows:

Cill: to be constructed of hardwood, bedded on silicone and then screwed through into the shopfront base section all round

Shopfront framework: to be constructed of aluminium internal frame (as per Sectional detail drawing in Condition 2 above) with hardwood or 'composite' finish.

Painting: via electrostatic spray, using Hammerite Smooth finish or Rust-o-leum, colour: white.

Stallriser: ceramic tiles, mid-grey.

Entrance door: glazed with aluminium surround, colour: white or mid- grey.

Reason: to clarify the form of construction, in the interests of the streetscene and the character of the Listed Building. Policies: CS7, CS33, RC5

INFORMATIVES



Date: 19 February 2016

Head of Planning, Development & Regulatory Services *RE*



Reading
Borough Council

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1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which 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. These works will also require separate approval under the Building Regulations. Please contact the RBC Building Control Service for further advice on (0118) 937 2449.
3. The Local Planning Authority has been positive and proactive in dealing with the application for consent by advising on matters to make the proposal acceptable.

Date: 19 February 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).