



Reading
Borough Council
Working better with you

**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: Fresh Design International Ltd
Suite 9, Bond 31
42-43 High Street
Hull
HU1 1PT

Application No: 152111
Application No: Listed Building Consent

Applicant: Ox Wagon Ltd

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

Proposal: Proposed internal alterations and signage

At: 37 Broad Street Reading Reading RG1 2AA

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: 24 February 2016

Head of Planning, Development
& Regulatory Services

LEB

Application At: 37 Broad Street Reading Reading RG1 2AA

Application No: 152111

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 new internal partition walls shall be constructed around timber studwork and shall be fully reversible. Details of the 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.

3. All new works, and works of making good to the retained fabric, whether internal or external, unless approved otherwise in writing by the local planning authority, shall be finished to match existing, original or adjacent work (as deemed appropriate by the local planning authority) with regard to the methods used and to materials, colours, textures and profiles.

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. The development hereby permitted shall be carried out in a proper workmanlike manner appropriate to the age and character of the building and using traditional materials and techniques except where the use of modern materials and techniques have specifically been approved by the local planning authority.

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.



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INFORMATIVES

1. The Local Planning Authority has been positive and proactive in dealing with this planning application by advising of matters to make the application potentially supportable prior to its submission, assisting in the validation of the application and applying conditions so as to make the proposal acceptable.

2. Drawing no.

0737-02-005(b) - Proposed FF Sections - Sections 02

0737-02-002(b) - Setting Out & Flooring FF - Layout 01 0737-02-001(bb) - Building Layout FF- Layout 03

0737-02-000(b) - Block Plan

0737-02-003(b) - RCP & Lighting Layouts - Layout 01

0737-02-003(a) - RCP & Lighting Layouts - Layout 01

0737-02-001(b) - Existing & Proposed FF - Layout 02

0737-02-005(a) - Proposed GF Sections - Sections 01

0737-02-001(a) - Existing & Proposed GF - Layout 01

0737-02-002(a) - Setting Out & Flooring GF - Layout 01

Received on 24th November 2015

0737-02-013(a) - Signage Details - Detail 01 - REV A

0737-02-004(a) - Existing & Proposed Elevation - Elevation 01 - REV A Received on 10th February 2016



Date: 24 February 2016

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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).