

**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: Michael Jones Architects
129 Kew Road
Richmond
Surrey
TW9 2PN

Application No: 151620
Application No: Listed Building Consent

Applicant: Arc Design & Build

READING BOROUGH COUNCIL as local planning authority **GRANT** Listed Building Consent for the following works:

Proposal: Change of use from vacant Class B1 office to class A3 restaurant with associated minor internal and external modifications to accommodate the new use. Installation of external plant units and ventilation equipment.

At: Reading Business Venue 19 Bridge Street Reading RG1 2LR

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: 17 November 2015



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

Application At: Reading Business Venue 19 Bridge Street Reading RG1 2LR

Application No: 151620

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. 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.

3. 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.

4. Unless such work is clearly and specifically referred to on drawings or other documents approved, no features of architectural or historic interest such as doors, linings, shutters, panelling, cornices, decorative plasterwork, floorboards, fireplaces, lath and plaster ceilings may be altered, replaced or removed without the written approval of the local planning authority. Any such features encountered during the work shall be drawn to the attention of the local authority.

Reason: To accord with Reading Borough Council Core Strategy



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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. Notwithstanding what is shown on drawings or other documents hereby approved, details of all new external doors at a minimum scale of 1:20, unless otherwise agreed, are to be submitted to and approved in writing by the local planning authority prior to commencement of related work. Components installed shall be in strict accordance with the approved details and retained.

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. Details of all new internal doors and surrounding timber work 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.

7. Notwithstanding what is shown on approved drawings or other approved documents, the detailed design and materials of the following are to be submitted to and approved in writing prior to commencement of related work:

- a) Balustrading/guarding to front ground floor windows
- b) Fireplaces to be reinstated at ground floor and first floor levels
- c) Cased openings at ground floor and first floor levels
- d) Glass for balustrade
- e) Glass for cased openings

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

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.

8. Notwithstanding what is shown on approved drawings or other approved documents, details of the type and location of any new services visible external to the building, including soil vent pipe terminations, are to be submitted to and approved in writing



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by the local planning authority prior to commencement of work. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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. The following plans and documents have been considered:

Drawing no. 1015.10.01.Exg.001 - Existing Site Location Plan
Drawing no. 1015.10.01.Exg.002 - Existing Site Plan
Drawing no. 1015.10.01.Exg.021 rev B - Existing Basement Plan
Drawing no. 1015.10.03.Plnl.021 - Proposed Basement Plan
Drawing no. 1015.10.01.Exg.022 rev C - Existing Ground Floor Plan
Drawing no. 1015.10.01.Exg.023 rev C - Existing First Floor Plan
Drawing no. 1015.10.01.Exg.025 - Existing Roof Plan
Drawing no. 1015.10.03.Plnl.025 - Proposed Roof Plan
Drawing no. 1015.10.01.Exg.060 rev B - Existing Front Elevation
Drawing no. 1015.10.03.Plnl.060 - Proposed Front Elevation
Drawing no. 1015.10.01.Exg.061 rev A - Existing Side Elevation (South East)
Drawing no. 1015.10.03.Plnl.061 - Proposed Side Elevation (South East)
Drawing no. 1015.10.01.Exg.063 rev A - Existing Rear Elevation
Drawing no. 1015.10.03.Plnl.063 rev A - Proposed Rear Elevation
Drawing no. 1015.10.01.Exg.062 rev A - Existing Side Elevation (North West)
Drawing no. 1015.10.03.Plnl.062 - Proposed Side Elevation (North West)
Drawing no. 1015.10.01.Exg.040 rev A - Existing Section A'A Assembly Room
Drawing no. 1015.10.03.Plnl.040 rev A - Proposed Section A'A Assembly Room
Drawing no. 1015.10.03.Plnl.207 rev A - W23 - Bar Opening
Drawing no. 1015.10.03.Plnl.208 rev A - W24 - Kitchen Window
Drawing no. 1015.10.03.Plnl.209 - Bin Storage
Drawing no. 1015.10.03.Plnl.206 - W01 - W04 - Front Windows
Drawing no. 1015.10.03.Plnl.204 - GF06 - GF07 - Proposed Opening
Drawing no. 1015.10.03.Plnl.203 - GD11 - Existing Fixed Door
Drawing no. 1015.10.03.Plnl.202 - GD03 & GD12 - Proposed Dining Room Doors
Drawing no. 1015.10.03.Plnl.201 - GD02 - Widened Rear Door
Drawing no. 1015.10.03.Plnl.130 - Proposed Internal Elevation B - Pot Wash Wall
Drawing no. 1015.10.03.Plnl.200 rev A - GD14 - Proposed Door to Outside Dining Area
Received on 19th September 2015



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Drawing no. 1015.10.03.Plnl.023A rev A - Proposed First Floor Plan
1015.10.03.Plnl.205.A rev A - FD01 Proposed Kitchen Doors
Received on 9th November 2015

Drawing no. 1015.10.03.Pln.l.002.B rev B - Proposed Site Plan
Drawing no. 105.10.03.Pln.l.022.B rev B - Proposed Ground Floor Plan
Received on 13th November 2015

Drawing no. 1015.10.03.Plnl.213 - Proposed Service Vehicle Turning Turning Out
Drawing no. 1015.10.03.Plnl.212 - Proposed Service Vehicle Turning Delivery
Approaching from South
Drawing no. 1015.10.03.Plnl.211 - Proposed Service Vehicle Turning Delivery
approaching from the North
Received on 21st October 2015

2. 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.

3. Your attention is drawn to the conditions above which are pre- commencement conditions or conditions "precedent" and require the terms of the conditions to be satisfied before the works commence. If development commences in contravention of those conditions, the works taking place will be made unauthorised in planning terms. This may result in the Council taking enforcement action against the unauthorised development. If you are in any doubt please contact the Council.

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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).