



Reading
Borough Council
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**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 TO VARY CONDITION UNDER SECTION 19 OF THE PLANNING
(LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990**

To: Heritage Fusion
282 Farnborough Road
Farnborough
GU14 7LZ

Application No: 240598
Application type: Variation of Condition

Applicant: Westway Construction

READING BOROUGH COUNCIL as Local Planning Authority hereby **GRANT** listed building consent for the development as described below:-

Proposal: Variation of condition 2 (approved plans) of listed building consent 180875 (granted on 12/10/2018 for various internal and external works associated with conversion of an existing office building to 8 flats) for internal and external alterations, including revisions for internal layout changes to account for fire regulations (sought retrospectively).

At: Addington House 73 London 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: 8 July 2024

Assistant Director of Planning, Transport and
Public Protection Services *RE*

Application At: Addington House 73 London Street Reading

Application No: 240598

Application type: Variation of Condition

CONDITIONS & REASONS

VARIED CONDITION 2

The consent relates only to the following plans/drawings/documents, and the works hereby approved shall be carried out in all respects in accordance with the submitted application and accompanying drawings:

P-73AH-02 Rev A Approved Plans (basement and ground floor plan)

P-73AH-06 Rev A Proposed Plans (first and second floor plan)

P-73AH-07 Rev A Proposed Plan & Elevation (roof plan & elevation)

P-73AH-08 Rev A Proposed Elevations & Section AA

As all received on 07/05/2024

P-73AH-01 OS Map & Block Plan

As received 09/05/2024

Design and Heritage Statement by Heritage Fusion Ref 2094

As received 13/05/2024

Heritage Impact Assessment Rev P4 (including Appendix A, B & C) by Hives Architects,
as received 29/08/18

Reason: This is to ensure that the works carried out are fully in accordance with the approved drawings and details in order to protect the special historic and architectural character of the listed building, in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. Following the officer site visit on 19/06/2024, it does not appear that details in respect of condition 5 of listed building consent 180875 (details relating to partition walls, services and doors/architraves) have yet been submitted for approval, but it would appear that works have already commenced in these regards. The trigger point for these details to be submitted and approved is 'prior to commencement of the relevant parts of works', so these details appear to be overdue and outstanding. It is also questioned whether condition 7 is being adhered to (cut, replacement or removal

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of timber panels or structural timbers), given the level of works witnessed on site. The applicant is therefore strongly advised to submit details within 1 month of this decision notice, or otherwise officers will have no option but to pass these matters onto Planning Enforcement colleagues to investigate. You need to be aware that carrying out unauthorised works to a listed building is a criminal offence and individuals can be prosecuted.

2. Officers have worked positively and proactively with the applicant to determine the application within the statutory timeframes and in conjunction with the associated non-material amendment application (Ref 240427) associated with the original full planning permission (Ref 180758).

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. Furthermore, all other conditions associated with original listed building consent 180875 continue to apply.

4. This application should be read in conjunction with separately submitted application 240516/LBC, which seeks to incorporate the same works as approved by this application (and some separate additional roof level works too). Furthermore, this application should also be read in conjunction with application 240427/NMA, submitted concurrently and alongside this application.

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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 can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.