

**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. G. Waters
DB3 Architecture
No 02 Callaghan Square
United Kingdom
CF10 5BT

Application No: PL/24/0675
Application type: Listed Building Consent

Applicant: C/O Agent

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

Proposal: External fabric repair and maintenance to a listed building. Roof repair and window frame redecoration.

At: 65-67 Broad Street, Reading, RG1 2AF

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: 27/09/2024



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

Application At: 65-67 Broad Street, Reading, RG1 2AF

Application No: PL/24/0675

Application type: Listed Building Consent

CONDITIONS & REASONS

1. The works hereby permitted shall begin no later than 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 works hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Drawing No: 50961637-AREX-R1-0001 Sheets 1, 2 and 3, Design, Access & Heritage Statement received 24/05/2024

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. All new external and internal works, finishes, and works of making good to the retained fabric shall match the existing original work adjacent in respect of materials, methods, detailed execution, and finished appearance unless otherwise approved in writing by the Local Planning Authority.

REASON: To protect the special architectural or historic interest of this building in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

4. During the works, all precautions to secure and protect the interior and exterior features of the building shall be taken. No architectural or historic features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or without the prior approval in writing of the Local Planning Authority.

REASON: To protect the special architectural or historic interest of this building in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

Date: 27/09/2024



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



INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.
2. In determining this application, the Local Planning Authority took into consideration the following plans and documents:

50961637-AREX-R1-0001 Sheets 1, 2 and 3, Design, Access & Heritage Statement received 24/05/2024
3. Noisy construction, demolition and associated activities should be restricted to between the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, with no noisy works taking place at any time on Sundays and Bank or Statutory Holidays.
4. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
5. Your attention is drawn to the potential requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

Date: 27/09/2024

Assistant Director of Planning, Transport and
Public Protection 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 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.