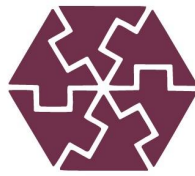


Planning, Reading Borough Council
Civic Offices, Bridge Street, Reading RG1 2LU

Website: www.reading.gov.uk
Tel: 0118 9373787



Reading

BOROUGH COUNCIL

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
470583	172020

Description

Applicant Details

Name/Company

Title

Mr

First name

Jack

Surname

Fuller

Company Name

Address

Address line 1

Cherry Tree Cottage

Address line 2

2 Yew Lane

Address line 3

Town/City

Reading

County

Country

United Kingdom

Postcode

RG1 6DA

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Damp works required as described in below report;

Visible observations – damp staining and patches on the walls

Using an electrical moisture meter a series of readings were taken across the surface of all accessible walls. Test results gave patterns normally associated with rising damp (sharp cut-off) in those ground floor walls shown on the attached plan.

(HATCHED IN RED.)

Evidence of suspected penetrating damp was found, indicated on the plan, caused by the external render and wisteria plant.

3

Plaster on the walls marked on the plan (single green line and single blue line) is decayed (although not always visible). The plaster has been damaged by ground water salts, which have migrated to the surface of the plaster and are hygroscopic (meaning they attract moisture from the air) Successful treatment of rising damp requires both the injection of a new chemical damp proof course to prevent further movement of ground water moisture and the replacement of the decayed plaster with a new breathable, salt and water resistant plaster system which allows the wall to dry out, whilst preventing the migration of salts. (If plaster is not replaced by us following the installation of a chemical damp proof course any future claim under the guarantee will be restricted and will not include any repairs to plasterwork).

TREATMENT AND ESTIMATE

We recommend the installation of a Dryzone (DryRod) chemical DPC to the walls marked on the plan (hatched in red). All abutting walls will be isolated by vertical injection to a minimum height of 1.5 metres, or to the full height of external abutting structures, if higher.

The chemical DPC will be installed in accordance with the British Standard (BS6576) and in accordance with the manufacturer's instructions. We adhere to the Codes of Practice laid down by the British Standards Institute and the Property Care Association.

The plaster on the walls marked on the plan with a single green line will be removed to a height of 1.5 metres and replaced to our specification. Two coats of sand and cement (render) in the ratio 3:1 will be used, incorporating a salt inhibitor and waterproof additive in the gauging solution. A finishing skim coat of multi-finish plaster is applied over the render background.

We recommend the installation of Drybase flex membrane and plaster system to the areas marked with a single blue line on the plan. Drybase flex membrane is a watertight low profile membrane which has the benefit of controlling rising and penetrating damp. It will also slightly increase the thermal value of the cold wall surfaces and in turn decreases the likelihood of condensation mould issues. A finishing coat of hardwall plaster and a skim coat of multi-finish plaster is applied over the membrane.

Has the development or work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes
☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
Internal walls

Existing materials and finishes:
Plaster and paint

Proposed materials and finishes:
Drybase flex membrane and plaster system

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Providing full damp report

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Jack

Surname

Fuller

Declaration Date

23/10/2024

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jack Fuller

Date

23/10/2024