

**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**

Applicant: Reading Borough Council

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

Proposal: Structural and fabric improvement following a Structural Engineer's surveys and following recent damage.

At: Reading Cemetery, Cemetery Arch, London Road, Reading RG1 3AQ

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: 19 November 2024



SDV

Assistant Director of Planning, Transport and
Public Protection Services

Application At: Reading Cemetery Arch, London Road, Reading RG1 3AQ

Application No: PL/24/0868

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 to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans or specifications:
Drawing No: 3959-202B – Roof Plan and Internal Elevations, dated Sept. 24
3959-201B – External Elevations, dated Sept. 24
Received by the LPA on 10 Sept. 2024

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the Listed Building Consent hereby approved Policy EN1 of the Reading Local Plan 2019.

3. No works hereby approved shall be carried out until a full schedule of works has been submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans and must include details of fixing and renewal of the stonework which must match the existing stonework like-for-like. The works shall then progress in strict accordance with the approved details unless agreed otherwise in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

4. Prior to commencement of like-for-like gate repair work, detailed written recording of the gate's appearance and damage must be submitted to the Local Planning Authority.

REASON: For record keeping and ensuring the repairs are carried out in a sympathetic manner in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

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5. Prior to commencement of cleaning works, testing of the proposed cleaning method must be carried out by a qualified individual in an inconspicuous but relevant location and results submitted to the Local Planning Authority for its written approval. Cleaning works shall not be carried out until such approval is granted.
REASON: To ensure the proposed method is appropriate and does not result in damage to the stonework, in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. 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.
2. 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.
3. 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.

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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.

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