

**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: Paul Tunstall
JWPC Ltd
Unit 1b Waterview
White Cross
Lancaster
LA1 4XS

Application No: PL/23/0108
Application type: Listed building consent

Applicant: PDR Ltd

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

Proposal: Proposed extensions and internal alterations associated with partial change of use from offices (Class E) to provide an expansion to existing entertainment venue (Sui Generis Use) at 9 Gun Street (Purple Turtle) with erection of rear extensions and internal alterations. Detached 3-storey ancillary building to rear boundary with yard over Holy Brook

At: 10 Gun 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: 20th February 2025



Assistant Director of Planning, Transport and
Public Protection Services

Application At: 10 Gun Street, Reading
Application No: PL/23/0108
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:

206 – 1114 - Proposed Site Plan Rev A

Received by the Local Planning Authority on 30th January 2023

02-1114 Rev C – Proposed Plans

204-1114 Rev E – Proposed Elevations Sections

Received by the Local Planning Authority on 16th March 2023

Drawing no. 210-1144 – Rear Sectional View through Terrace

Received by the Local Planning Authority on 8th November 2024

Heritage Statement by Axford Heritage Planning

Received by the Local Planning Authority on 30th January 2023

Conservation Plan for Historic Fabric by Ridgeway Heritage Consultancy ref. RHC 2024-55 Rev D

Received by the Local Planning Authority on 8th November 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 to the external of the listed building shall commence until, in accordance with the recommendations of the approved Conservation Plan for Historic Fabric by Ridgeway Heritage Consultancy ref. RHC 2024-55 Rev D, received by the Local Planning Authority on 8th November 2024, a detailed scheme, specification, methodology and timetable for restoration, full repair and refurbishment of the following have been submitted to and approved in writing by the Local Planning Authority:
- (i) cleaning and repointing of defective brickwork
 - (ii) cleaning and repainting of iron railings
 - (iii) cleaning and repainting of timber shopfront windows

Date: 20th February 2025



Assistant Director of Planning, Transport and
Public Protection Services

- (iv) repair and repainting of sash windows
- (v) repair, replacement and repainting of rainwater goods
- (vi) repair and repainting of stucco band
- (vii) repair and repainting of doorcase
- (viii) dampproofing

Thereafter the works shall not be carried out other than in strict accordance with the approved details.

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. No works to the internal of the listed building shall commence until, in accordance with the recommendations of the approved Conservation Plan for Historic Fabric by Ridgeway Heritage Consultancy ref. RHC 2024-55 Rev D Received by the Local Planning Authority on 8th November 2024, a detailed scheme, specification and methodology and timetable for restoration, full repair, refurbishment and where necessary replacement of the following have been submitted to and approved in writing by the Local Planning Authority:
- (i) Internal walls, ceilings and floors
 - (ii) exposed timber beams, dado panelling, open-well staircase and other decorative features
 - (iii) Fireplaces

Thereafter the works shall not be carried out other than in strict accordance with the approved details.

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.

5. All works of making good, shall match the existing original fabric in respect of using materials of a matching colour, face bond, texture and pointing composition and consistency, except where indicated otherwise on the drawings hereby approved.

REASON: 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.

6. No works to the listed building shall take place until a full material schedule of all external materials and finishes (along with samples) 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 show the relationship with the surrounding / original fabric. No works to the external of the listed building shall be carried out other than in accordance with the approved materials details.

Date: 20th February 2025



Assistant Director of Planning, Transport and
Public Protection Services

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.

7. No works to the listed building shall take place until details of all new internal window and door joinery have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 scale and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2 scale. No works to the external of the listed building shall be carried out other than in accordance with the approved materials details.

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.

8. Prior to the installation of any new services, details of the position, type and method of installation of all new and relocated services (including those for the kitchen and toilets) and related fixtures (for the avoidance of doubt this includes hoist, extractors, pipework, communications and information technology servicing), shall be submitted to and approved in writing with the Local Planning Authority. No works to the listed building shall be carried out other than in full accordance with the approved details.

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.

9. 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: 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.

10. Adequate protection and support to the building and adjacent structures shall be provided to the satisfaction of the local planning authority at all times during the work. Sufficient care shall be taken in the design and execution of all work, including any demolition and the preparation and the erection of any scaffolding, to ensure that no damage is incurred to the historic fabric of the building and adjacent structures.

Date: 20th February 2025



Assistant Director of Planning, Transport and
Public Protection Services

REASON: In order to safeguard the special architectural and historic interest of the building in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on Building.control@reading.gov.uk OR telephone 0118 9372449 9.30am to 1.00pm 2.00pm to 3pm Monday to Friday
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. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.
4. 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.
5. Planning Permission ref. PL/23/0107 relates to this Listed Building Consent

Date: 20th February 2025



Assistant Director of Planning, Transport and
Public Protection Services

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.

Date: 20th February 2025



Assistant Director of Planning, Transport and
Public Protection Services