

DELEGATED APPLICATION REPORT

Ward: Abbey

App Ref: PL/25/0214 Removal/variation of conditions

Address: St. Mary's Service Yard, St Marys Butts, Reading, RG1 2HX

Proposal: Application for a variation of condition 2 following grant of Listed Building Consent ref. 230381

- Erection of a new half brick wall and railings fence and gates.

Applicant: Reading Central & Abbey Qtr BIDS

Received date: 11/02/2025

Target Decision date: 11/03/2025

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site comprises the service yard at the rear of properties on St Mary's Butts and Broad Street, accessed from St Mary's Butts, adjacent to Reading Minster Church. The service yard is in use for refuse storage and access and deliveries.

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks to vary condition 2 of listed building consent ref: PL/23/0381 to incorporate minor changes to the previously approved brick bond, amended vehicular electric gate layout, and to retain a lamp post which was initially to be removed.

2.1. Information Submitted:

3865-220-BLOCK AND LOCATION

3865-221A-SITE Original Approved w Notes

3865-223A-ELEVATIONS Comparison

3865-222-SITE Amended

Received by the LPA on 11 February 2025

3. RELEVANT PLANNING HISTORY

130522 – Boundary wall repair to Reading Minster St Mary-the-Virgin – Application permitted (Committee decision)

130853 – Boundary wall repair to Reading Minster St Mary-the-Virgin – Application permitted (Secretary of State)

131622 – Application for approval of details reserved by conditions 3 and 4 of Planning Permission ref. 130522/REG3 and condition 3 of Listed Building Consent ref. 130853/LBC (NPCU/LBC/E0345/72919) – Conditions discharged

221520 – Listed Building Consent for works including repairs and cleaning to Zinzan Chest Tomb, Jubilee Cross, Simeon Monument and Victoria Statue – Application permitted (Committee decision)

230228/FUL & 230381/LBC – Erection of a new half brick wall and railings fence and gates. Application permitted (Committee decision)

241661/NMA - Minor amendment of planning permission 230228 for new return on proposed wall and gate post location; Access gate adjustments; Retention of existing lamp post; New coping for existing pier; Amendment to proposed brick bond. NMA agreed.

4. CONSULTATIONS

No statutory requirement for this type of application.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

19 Application for variation or discharge of conditions.

- (1) Any person interested in a listed building with respect to which listed building consent has been granted subject to conditions may apply to the local planning authority for the variation or discharge of the conditions.
 - (2) The application shall indicate what variation or discharge of conditions is applied for.
 - (3) Sections 10 to 15 apply to such an application as they apply to an application for listed building consent.
 - (4) On such an application the local planning authority or, as the case may be, the Secretary of State may vary or discharge the conditions attached to the consent, and may add new conditions consequential upon the variation or discharge, as they or he thinks fit.
- [F1]** (5) But a variation or discharge of conditions under this section must not—
- (a) vary a condition subject to which a consent was granted by extending the time within which the works must be started;
 - (b) discharge such a condition.]

Reading Borough Local Plan 2019

EN1 Protection and Enhancement of the Historic Environment

Other guidance

St Mary's Butts/Castle Street Conservation Area Appraisal 2008

6. APPRAISAL

In the context of the permitted scheme, the proposed amendments are considered acceptable. The Conservation Officer has reviewed the amended brick bond design and copings, and these are considered appropriate. Similarly, there are no objections to the amended gate adjustments, the retention of the lamp post, as reviewed by the Transport Development Control team.

7. CONCLUSION

The local planning authority is satisfied that the changes proposed by this application sufficiently protect the significance of the settings of the heritage assets and the character of the conservation area.

8. RECOMMENDATION

GRANT VARIATION OF CONDITION 2

VARIED CONDITION 2

The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans or specifications:

3865-223A-ELEVATIONS Comparison

3865-222A-SITE Amended

Received by the LPA on 11 December 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.

Informatives:

1. 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 230381 continue to apply.
2. This application should be read in conjunction with separately submitted application PL/24/1661, which seeks to incorporate the same works as approved by this application.