

**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: Mrs Lucy Newman  
282A Hyde End Road,  
Spencers Wood,  
READING,  
RG7 1DN

Application No: PL/25/0313  
Application type: Listed building consent  
(Alt/Ext)

**Applicant:** Mr Velo

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

**Proposal:** Listed Building Consent for external and internal renovations and landscaping to the front garden to include alteration to front boundary wall and one parking space (part retrospective)

**At:** 144 SOUTHAMPTON STREET, READING, RG1 2RD

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: 3<sup>rd</sup> June 2025



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**Acting Assistant Director, Planning,  
Transport & Public Protection**

**Application At:** 144 SOUTHAMPTON STREET, READING, RG1 2RD

**Application No:** PL/25/0313

**Application type:** Listed building consent (Alt/Ext)

**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 materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7, H9 and EN1 of the Reading Borough Local Plan 2019.

3. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans and documents:

Finishes Schedule Ref. 2449-P602 P4 received 27th May 2025

Design and Access Statement P4 received 23<sup>rd</sup> May 2025

Drawing No. 2449-D101 P5 – Proposed Site Layout Plan and Section received 23<sup>rd</sup> May 2025

Arboricultural Impact Assessment & Method Statement Ref AAAIA144S received 23<sup>rd</sup> May 2025

Drawing No. 0050 PO1 – Junction Visibility received 30th April 2025

Drawing No. 2449-P200 P2 – Proposed Elevations received 16<sup>th</sup> April 2025

Drawing No. 2449-P100 P2 – Proposed Floor Plans received 16<sup>th</sup> April 2025

Drawing No. 2449-S001 P1 – Location received 27th February 2025

Drawing No. 2449-S002 P1 – Block Plan received 27th February 2025

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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.

4. No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:
- a) Space where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
  - b) Location on site for storage of plant and materials used in constructing the development;
  - c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
  - d) Identification of any footpath closures or road closures needed during construction;

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

5. The parking space hereby permitted shall not be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

6. Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Report and Method Statement / Tree Protection Plan prepared, Ref: AAAIA144S prepared by KC dated 20th May 2025. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

7. Prior to the commencement of any works in connection with the front garden, a landscape plan and schedule, including design details and materials of hard and soft landscape, proposed outbuilding(s), gate(s) and boundary treatments shall be submitted to and

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approved in writing by the Local Planning Authority. The works thereafter shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable these matters to be considered prior to granting consent, and the matters are required to be agreed in order that the works to the designated heritage asset are undertaken in an acceptable manner and in accordance with Policy EN1 and CC7 of the Reading Borough Local Plan 2019.

8. Prior to their installation, details of all new external windows to be 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 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in 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. All external and internal works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile. All such works and finishes shall be maintained as such thereafter.

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

10. Prior to their installation, joinery details for internal arched niches with shelves, cupboards, doors, wooden panelling and skirting boards and a schedule of details and materials for the new internal walls and replacement fireplaces and surrounds shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

11. Prior to the commencement of interior works in connection with the repair and replacement of the existing lime plaster surfaces, historic lathe and plaster ceilings, and historic floorboards, a schedule of details and materials for the proposed works shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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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.

### **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 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.
3.
  - i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
  - ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
4. 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.

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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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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