

**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: Callum Marshall
Clancy,
Grange Road,
Tilford,
GU10 2DQ

Application No: PL/25/0324
Application type: Listed building consent
(Alt/Ext)

Applicant: Callum Marshall

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

Proposal: Gas mains replacement project on behalf of SGN including service renewals. Excavation on the line of the gas main and potential relocation of gas meters to an external meter box with visible external pipework.

At: Flats 1-12, 14-34 Oaklands, Bulmershe Road, Reading, RG1 5RW & Flats 35-51 Oaklands, Hamilton Road, Reading, RG1 5RN

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 September 2025



SDV

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

Application At: Flats 1-12, 14-34 Oaklands Bulmershe Road, Reading, RG1 5RW & Flats 35-51 Oaklands, Hamilton Road, Reading, RG1 5RN

Application No: PL/25/0324

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 development hereby permitted shall ONLY be carried out in accordance with the following approved plans & documents:
Gas Main Replacement Roadmap (photomontage and text showing route of gas main works)
Design & Access Statement (Clancy)
Received by the LPA on 28th February 2025
Block Plan (showing excavation routes)
Elevation Plans (showing service runs)
Received by the LPA on 31st July 2025
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.
3. 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.

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.

Date: 19 September 2025



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2. You are advised that **no tree works are approved by virtue of this consent**. Any works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.
3. You are advised to avoid the use of the grass verges for development related activity, e.g. storage of materials, due to the resulting potential harm to important street trees.
4. You advised that activity relating to the implementation of the works hereby approved may harm adjacent trees and/or their Root Protection Areas (as defined by BS5837:2012). As such, it is recommended that protective fencing is erected prior to commencement to protect both tree canopies and Root Protection Areas. **Given that trees subject to a Tree Preservation Order are present, such protection measures may be a necessity to prevent tree damage (potentially subject to enforcement action)** and advice should be sought from the Natural Environment Team.
5.
 - 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.

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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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