

**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 Gemma Beazley
The Courtyard Edinburgh Road,
Reading, RG30 2UA

Application No: PL/24/1618
Application type: Listed building consent

Applicant: Mr M Opal

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

Proposal: Change of use from a Surgery E(e) to a 4 bedroom C3 dwelling.

At: 10 ELDON ROAD, READING, RG1 4DH

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: 30 September 2025



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

Application At: 10 ELDON ROAD, READING, RG1 4DH

Application No: PL/24/1618

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:

9403 PL-01 Location Plan

9403 PL-10 Proposed First and Second Floor Plans

9403 PL-11 Proposed West and South Elevations

9403 PL-14 Existing and Proposed Roof Plan

2134 Heritage Statement, Heritage fusion

As received 4 December 2024

9403 PL-04 Proposed Site Plan REV 03

As received 01 July 2025

9403 PL-09 Proposed Basement and Ground Floor Plans REV 02

9403 PL-12 Proposed East Elevation Rev 01

As received 15 September 2025

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. All new works, and works of making good to the retained fabric, whether internal or external, unless approved otherwise in writing by the local planning authority, shall be finished to match existing, original or adjacent work (as deemed appropriate by the local planning authority) with regard to the methods used and to materials, colours, textures and profiles.

REASON: To accord with Reading Borough Policies and for the purpose of ensuring that work is appropriate to the special architectural and historic interest of the listed building and to preserve or enhance the character and appearance of the conservation area.

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4. Prior to commencement of the relevant party of the works to the external elevations, a schedule of the materials to be used in the construction and refurbishment of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved 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 visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy EN1 of the Reading Borough Local Plan 2019

5. Prior to commencement of the relevant part of the works, a plan and elevation drawings to a scale of 1:100 and/or 1:50, fully detailing the design and materials for the proposed landscaping scheme, bike shed and proposed fencing for the rear garden of the listed building shall be submitted to and approved in writing by the Local Planning Authority and installed completely in accordance with the approval.

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.

6. Prior to commencement of the relevant part of the works, details of the following shall be submitted to and approved in writing by the Council:
- a) proposed internal stud walls
 - b) new internal joinery details and repairs, elevation and section drawings to a scale of 1:20 and/or 1:10, fully detailing windows, secondary glazing, doors, architraves, stairs, shutters or skirting boards
 - c) details of replacement and any new services, including rewiring, pipework, rainwater goods, boiler flues, extract vent grilles, meter cupboards, internal and external lighting, or soil vent pipe terminations;
 - d) repairs to the existing boundary wall.

REASON: In order to safeguard the special architectural or historic interest of the building in accordance with the requirements of Policy EN1 and EN3 of the Reading Borough Local Plan.

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

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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. 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.
3. The Council should be informed if further works are to be carried out on the listed building which are not referred in the approved documents. This includes:
 - * any extra work which is necessary after further assessments of the building's condition;
 - * stripping out or structural investigations; and
 - * any work needed to meet the building regulations or other forms of statutory control.It is a criminal offence to carry out work on a listed building without our consent. Please remind the applicant, consultants, contractors, subcontractors and any future purchaser of the property of the terms and conditions of this consent.
The applicant is kindly advised to work with appropriately qualified professional specialists in conservation work who will supervise and carry out the hereby approved works of alteration and refurbishment.
4. An additional FUL planning application is required for the proposed works.

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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.