

**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**

Applicant: Mark Sumner

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

Proposal: Replacement of existing roof and vertical hanging tiles to rear elevation of property

At: 43 CHURCH ROAD, CAVERSHAM, READING, RG4 7AG

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: 12th December 2025



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

Application At: 43 CHURCH ROAD, CAVERSHAM, READING, RG4 7AG

Application No: PL/25/1017

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:

Drawing No. PL101 – Proposed Roof Plan and Section received 21 November 2025

Additional Information for Roof Application Document received 20 October 2025

Heritage Statement received 7 October 2025

Summary of Roof Information received 20 September 2025

Location Plan received 17 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: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy EN1 of the Reading Borough Local Plan adopted in 2019.

4. Upon the removal of the roof covering (including tiles, battens and membrane) to enable the inspection of the roof timbers, and prior to the reinstatement of the roof covering, a full repair schedule (to include proposed timber repairs and any areas identified for replacement) shall be submitted to and approved in writing by the local planning authority. The works shall be undertaken in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed

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with the Local Planning Authority in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building, its setting and the character and appearance of the conservation area. The timbers cannot be inspected until the roof covering has been removed, and the details were unable to be included with the application. Understanding the full extent of repairs will ensure the special interest of the listed building, and its fabric, is preserved in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

5. The removal of roof covering and repair work hereby approved shall be carried out carefully by hand or by tools held in the hand, other than power-driven tools, and all original material shall be stored in a dry and secure place for re-use. Materials shall not be disposed of or otherwise taken off-site without the prior written approval of the Local Planning Authority.

REASON: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

6. The works hereby granted consent shall be carried out in such a manner as to ensure that the existing building is preserved and not structurally or superficially altered in any way whatsoever, and the said building and its roof shall be structurally supported and weatherproofed at all times during the construction period in accordance with established building practice.

REASON: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

7. Prior to commencement of the relevant part of the works, details of the proposed roof insulation shall be submitted to and approved in writing by the Council. The works shall be undertaken in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building, its setting and the character and appearance of the conservation area. To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and

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Conservation Areas) Act 1990 and in accordance with Policy EN1 of the Reading Borough Local Plan adopted in 2019.

8. Prior to commencement of the relevant part of the works, the exact details of the timber batons and samples of all materials to be used for the roof (including but not limited to roof tiles, ridge tiles, hanging tiles, leadwork, etc.) shall be submitted to and approved in writing by the Council. The works shall be undertaken in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building, its setting and the character and appearance of the conservation area. To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

9. No work shall commence until:

1) Two bat dusk emergence surveys of the house have been undertaken and the results of the surveys have been submitted to and approved in writing by the Local Planning Authority [the surveys shall be carried out between May and the end of August by suitably qualified ecologists], and;

2) Should the surveys show that a bat roost is present no works are to commence until a licence for development works affecting bats has been obtained from Natural England (or the site has been registered under a bat mitigation class licence) and a copy of the licence has been submitted to the Local Planning Authority; OR

3) Should the applicant or their agent conclude that works can be carried out in such a way that bats, if present, will not be affected by the proposals, then a non-licensed method statement, produced by a licensed bat ecologist, is to be submitted to and approved in writing by the council

REASON: To ensure bats, a protected species, are not affected as a result of the development in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

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INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow consent 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 consent. 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 consent may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
5. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
6. The developer is reminded that Auburn Court is private land and visiting contractors should not park there.

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Reading
Borough Council

Working better with you

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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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