

**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: Mr Joseph Pugsley  
NW Studios Ltd,  
34 Campbell Road,  
Twickenham,  
TW2 5BY

Application No: PL/25/1171  
Application type: Listed building consent  
(Alt/Ext)

**Applicant:** Mr Behrad Babaei

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

**Proposal:** Listed building consent for Internal alterations and external repairs of ground floor Flat 3

**At:** 3, Balmore House, Newlands Avenue, Caversham, Reading, RG4 8PU

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: 23 January 2026



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

Application At: 3, Balmore House, Newlands Avenue, Caversham, Reading, RG4 8PU

Application No: PL/25/1171

Application type: Listed building consent (Alt/Ext)

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 ONLY be carried out in accordance with the following approved plans/ specifications drawing numbers:

Planning Portal Reference PP-14204048v1 Location Plan (received 18/8/25)

1942/01D Ground Floor As Proposed (received 19/12/25)

1942/SK01A Under floor Heating Detail (received 18/8/25)

1942/02A Proposed North and East Elevation As Proposed (received 19/12/25)

1942/03 Proposed South Elevation (received 18/8/25)

1942\_SK03\_Cornice details (received 18/8/25)

1942\_SK02A\_Skirting Board Details (received 18/8/25)

1942/SK04A Door Detail (received 18/8/25)

1942/SK06 Decking Junction Detail with Balustrade (received 19/12/25)

**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. For the avoidance of doubt (and notwithstanding the approved plans in the following respects), the following materials shall be used in the works hereby permitted:

- a) replacement extractor fan details: existing external grilles/airbricks/flue to be retained.  
Extraction systems/fans: to be domestic type to fit into existing openings
- b) proposed decking over external bitumen terrace: Millboard composite decking, colour 'Golden Oak'.
- c) replacement rainwater goods (where shown to be replaced to the bay window only in Condition 2 above) shall be Marley 'Alutec' small profile, square section, colour black.

The works shall not be carried out other than in full accordance with these 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.

4. 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).

Date: 23 January 2026



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

5. All existing ornamental features, including marble fire surround, mouldings to plastered beams, cornices, and ceilings, shall not be disturbed and be left in their present positions unless changes are shown on the approved drawings or are required by conditions of this consent. These features shall be protected properly during work on site.

**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. Your attention is drawn to the terms and conditions of this consent. Any works carried out but which differs materially from the approved plans and details, or does not comply with any conditions 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. Various aspects of these works may require separate approval under the Building Regulations, please contact the RBC Building Control Team on [building.control@reading.gov.uk](mailto:building.control@reading.gov.uk) for further advice
3. You are advised that this consent neither implies nor conveys any ownership or access rights.
4. The Local Planning Authority has worked positively and proactively to enable to adjust various matters with this application to allow consent to be granted.

### 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.

Date: 23 January 2026



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

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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