

**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: Savills UK
Hawker House
5 – 6 Napier Court
Napier Road
Reading
RG1 8BW

Application No: PL/22/0410
Application type: Listed building consent
(Alt/Ext)

Applicant: C/O Agent Beechcroft Developments Ltd

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

Proposal: Works associated with the redevelopment of Caversham Park to provide assisted living units including alterations to the main house and demolition of existing extensions and outbuildings. Works associated with the residential conversion of Bursars House, The Lodge and 2 Caversham Park Drive (amended description)

At: Caversham Park Peppard Road Caversham Reading RG4 8TZ

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: 30th January 2026



RJE

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

Application At: Caversham Park Peppard Road Caversham Reading RG4 8TZ

Application No: PL/22/0410

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 works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans or specifications:

19-141-110 - Proposed Site Plan 02 Rev I
19-141-120 – Proposed Ground Floor Plan Rev F
19-141-121 – First Floor Plan Proposed – Rev F
19-141-122 – Second Floor Plan Proposed – Rev F
19-141-123 – Roof Plan Proposed Rev F
19-141-150 – Proposed Elevations Sheet 1 – Rev H
19-141-151 – Proposed Elevations Sheet 2 – Rev H
19-141-152 – Proposed Elevations Sheet 3 – Rev H
Received by the Local Planning Authority on 30th November 2023

LA001 Landscape Strategy – Northern Area Rev K
LA002 Landscape Strategy – Southern Area Rev F
LA003 Illustrative Landscape Strategy – Western Detail Rev A
LA004 Illustrative Landscape Strategy – Orchard Details Rev A
LA005 Illustrative Landscape Strategy – Pavilion Details Rev A
LA006 Illustrative Landscape Strategy – Central Driveway Detail
Received by the Local Planning Authority on 11th August 2023

3251.P.100 Location Plan Rev C
3251.P.103 B&W 1:500 LTW Site Plan Extract Rev Q
3251.P.105 Demolition site Plan Rev K
3251.P.106 B&W sheet 2 of 2 Rev G
3251.P.109 LTW Enclosures Rev L
3251.P.110 Existing Elevations
3251.P.111 Existing GFP (1 of 2)

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- 3251.P.112 Existing GFP (2 of 2)
- 3251.P.113 Existing FFP (1 of 2)
- 3251.P.114 Existing FFP (2 of 2)
- 3251.P.115 Existing UFP & SFP
- 3251.P.116 Existing Roof Plan (1 of 2)
- 3251.P.117 Existing Roof Plan (2 of 2)
- 3251.P.118 Existing Basement
- 3251.P.121 Topo Data Survey Rev C
- 3251.P.122 Bike Store Plans and Elevations Rev D
- 3251.P.123 Bin Store Plans and Elevations Rev F
- 3251.P.124 Bin & Bike Store Plans and Elevations Rev H
- 3251.P.126 LTW Parking Plan Rev R
- 3251.P.127 MH Parking Plan Rev L
- 3251.P.131 Ancillary Buildings Plans & Elevations sheet 1
- 3251.P.132 Ancillary Buildings Plans & Elevations sheet 2 Rev A
- 3251.P.133 Ancillary Buildings Plans & Elevations sheet 3 Rev A
- 3251.P.134 Typical conversion details- party walls
- 3251.P.135 Typical conversion details- partitions
- 3251.P.136 Main House Existing Elevations Front (North)
- 3251.P.137 Main House Existing Elevations Rear (South)
- 3251.P.138 Main House Existing Elevations (East and West)
- 3251.P.140 Block Plan Existing sheet 1 of 2
- 3251.P.141 Block Plan Existing sheet 2 of 2
- 3251.P.142 Ancillary Buildings Demolition Plans and Elevations sheet 1 of 3
- 3251.P.143 Ancillary Buildings Demolition Plans and Elevations sheet 2 of 3 Rev A
- 3251.P.144 Ancillary Buildings Demolition Plans and Elevations sheet 3 of 3 Rev A
- 3251.P.145 Gates and Railings Plans & Elevations Rev E
- 3251.P.156 Existing Pavilion Plans & Elevations
- 3251.P.157 Proposed Pavilion Plans & Elevations Rev F
- 3251.P.158 Proposed Bursars & Gate House Demolition Plans & Elevations Rev A
- 3251.P.159 Proposed Bursars & Gate House Plans & Elevations Rev D
- 3251.P.160 Existing Bursars & Gate House Plans & Elevations Rev A
- 3251.P.164 Conversion Main House Proposed Front Elevation View 1 Rev E
- 3251.P.165 Conversion Main House Proposed Front Elevation View 2 Rev F
- 3251.P.166 Conversion Main House Proposed Front Elevation View 3 Rev D
- 3251.P.167 Main House Proposed Side & Rear Elevation View 1 Rev E
- 3251.P.168 Conversion Main House Proposed Rear Elevation Views 2 & 3 Rev E

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3251.P.169 Conversion Main House Proposed East Side Elevation Rev D
3251.P.170 Conversion Main House Proposed Elevations 5 & 6 Rev D
3251.P.171 Main House Elevations 7, 8, 9, 19 Inner Courtyard Rev D
3251.P.172 Conversion Main House Fire Strategy GF Plan Rev K
3251.P.173 Conversion Main House Fire Strategy FF Plan Rev N
3251.P.174 Conversion Main House Fire Strategy UF & SF Rev H
3251.P.175 Conversion Main House Ground Floor Plan sheet 1 of 3 Rev M
3251.P.176 Conversion Main House Ground Floor Plan sheet 2 of 3 Rev S
3251.P.177 Conversion Main House Ground Floor Plan sheet 3 of 3 Rev N
3251.P.178 Conversion Main House First Floor Plan sheet 1 of 3 Rev M
3251.P.179 Conversion Main House First Floor Plan sheet 2 and 3 Rev M
3251.P.180 Conversion Main House First Floor Plan sheet 3 of 3 Rev N
3251.P.181 Conversion Main House Upper First Floor Plan Rev J
3251.P.182 Conversion Main House Second Floor Plan rev J
3251.P.183 Conversion Main House Roof Plan sheet 1 of 3 Rev H
3251.P.184 Conversion Main House Roof Plan sheet 2 of 3 Rev M
3251.P.185 Conversion Main House Roof Plan sheet 3 of 3 Rev J
3251.P.186 Conversion Main House GF Demolition Plan sheet 1 of 2 Rev J
3251.P.187 Conversion Main House GF Demolition Plan sheet 2 of 2 Rev J
3251.P.188 Conversion Main House FF Demolition Plan sheet 1 of 2 Rev H
3251.P.189 Conversion Main House FF Demolition Plan sheet 2 of 2 Rev H
3251.P.190 Conversion Main House UF & SF Demolition Plans Rev G
3251.P.191 Conversion Main House RP Demolition Plan Rev H
3251.P.192 Main House Demolition Elevations Rev E
3251.P.194 Main House Conversion Plot 21 Mezzanine Section (Plot 21) Rev J
3251.P.196 Proposed Basement Floor Plan
3251.P.213 LTE - Southern Courtyard Ground Floor Plan Rev G
3251.P.214 LTE - Southern Courtyard First Floor Plan Rev G
3251.P.215 LTE - Southern Courtyard Roof Plan Rev D
3251.P.233 LTE – Southern Courtyard Elevations (outer) sheet 1 of 2 Rev F
3251.P.234 LTE - Southern Courtyard Elevations (inner) sheet 2 of 2 Rev F
3251.P.237 LTN Plots 66-77 Rev C
3251.P.242 LTW Tenure Plan Rev D
3251.P.243 LTN Fire Plans
3251.P.244 LTE – Southern Courtyard Ground Floor Plan FIRE Strategy Rev E
3251.P.245 LTE – Southern Courtyard First Floor Plan FIRE Strategy Rev E
3251.P.300 LTW Plots 1-5 Plans and Elevations Rev A

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3251.P.301 LTW Plots 6-7 Plans and Elevations Rev B
3251.P.302 LTW Plots 8-11 Plans and Elevations Rev A
3251.P.303 LTW Plot 12 Plans and Elevations Rev B
3251.P.304 LTW Plots 13-14 Plans and Elevations Rev B
3251.P.305 LTW Plots 15-17 Plans and Elevations Rev A
3251.P.306 LTW Plots 18-20 Plans and Elevations Rev B
3251.P.307 LTW Plots 21-22 Plans and Elevations Rev A
3251.P.308 LTW Plots 23-27 Plans and Elevations Rev B
3251.P.309 Section From Peppard Road Rev D
3251.P.310 Contextual Section B_B Rev C
3251.400 Main House Proposed Plans 1
3251.401 Main House Proposed Plans 2
3251.402 Main House Existing Plans 1
3251.403 Main House Existing Plans 2
3251.404 Main House Sections A_A Rev B
3251.405 Main House Sections B_B
3251.406 Main House Sections C_C
3251.407 Main House Sections D_D
3251.408 Main House Sections E_E
LA007 Illustrative Landscape Strategy – North-Eastern Residential Parcel Detail Rev E
LA008 Illustrative Landscape Strategy – Eastern Residential Parcel Details Rev E
Caversham Park Landscape & Visual Appraisal (March 2024)
Heritage Assessment (and Addendum) prepared by Montagu Evans (March 2024)
Received by the Local Planning Authority on 11th March 2024

3251.P.101 Site Plan sheet 1 of 2 Rev AF
3251.P.102 B&W 1:500 LTE Site Plan Extract Rev Q
3251.P.104 Colour Site Plan Rev AL
3251.P.107 Refuse Strategy Rev F
3251.P.108 LTE Enclosures Rev L
3251.P.125 Materials Plan Rev J
3251.P.128 LTE Parking Plan Rev P
3251.P.250 Site Wide Contextual Section Rev F
3251.P.251 Scheme Comparison Rev H
Received by the Local Planning Authority on 13th June 2024

8210894/6103 – Proposed Footway Link Rev A

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Received by the Local Planning Authority on 14th June 2024

3251.161024 Parcel Plan Rev A

3251.P.409 Public Open Space Plan Rev E

Received by the Local Planning Authority on 25th November 2024

REASON: For the avoidance of doubt and to ensure that the works are carried out only in accordance with the Listed Building Consent hereby approved in accordance with Policy EN1 of the Reading Local Plan 2019.

3. Unless such work is clearly and specifically referred to on drawings or other documents approved, no features of architectural or historic interest such as doors, linings, shutters, panelling, cornices, decorative plasterwork, floorboards, fireplaces, lath and plaster ceilings may be altered, replaced or removed without the written approval of the local planning authority.

REASON: To ensure the works are appropriate to the special architectural or historic interest of the listed buildings in accordance with Policy EN1 of the Reading Borough Local Plan 2019

4. No works hereby permitted shall commence until a detailed scheme, methodology and timetable of works for demolition, re-building and re-installation of the gate pier to Caversham Park Drive at the junction with Peppard Road has been submitted to and approved by the Local Planning Authority. Thereafter the works shall be carried out only in accordance with the approved details.

REASON: To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building in accordance with Policies CC7 and EN1 of the Reading Borough Local Plan 2019.

5. No works to the grade II listed Inner Walls hereby permitted shall commence until a detailed scheme, methodology and timetable for re-use of bricks to be removed from the Inner Walls has been submitted to and approved by the Local Planning Authority. Thereafter the works shall be carried out only in accordance with the approved details.

REASON: To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building in accordance with Policies CC7 and EN1 of the Reading Borough Local Plan 2019.

6. During the works hereby approved, if hidden historic features are revealed they will be retained in-situ. Works shall be halted in the relevant area of the building and the Local Planning Authority should be notified immediately. Failure to do so may result in unauthorised works being carried out and an offence being committed.

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REASON: To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building in accordance with Policies CC7 and EN1 of the Reading Borough Local Plan 2019.

7. Except where indicated otherwise on the approved drawings or as required by any conditions attached to this consent, all new external and internal works and finishes, works of making-good and dimensions and profiles of joinery, shall match the existing original adjacent work in respect of materials used, detailed execution and finished appearance. If in any doubt, please contact the Local Planning Authority.

REASON: To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building in accordance with Policies CC7 and EN1 of the Reading Borough Local Plan 2019.

Caversham Park House (Parcel D)

8. No works hereby permitted to Caversham Park House within Parcel D, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall commence until a detailed external and internal window and door repair or replacement scheme and methodology has been submitted to and approved by the Local Planning Authority. The details to be submitted for approval shall include depth of reveal, details of heads, sills and lintels, elevations and horizontal/vertical frame sections (including sections through glazing bars) at a scale of 1:5 for each type of window and at a scale of 1:10 for each door. Thereafter the works shall be carried out only 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 before works commences in order that the work is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

9. No works hereby permitted to Caversham Park House within Parcel D, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, hereby permitted shall take place until details of the position, type and method of installation of all new and relocated internal and external plant, utility and service equipment, connections and related fixtures and fittings have been submitted to and approved by the Local Planning Authority. Thereafter works shall be implemented only in accordance with the approved details and retained as approved thereafter

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REASON: To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building in accordance with Policies CC7 and EN1 of the Reading Borough Local Plan 2019.

10. No works hereby permitted to Caversham Park House within Parcel D, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall take place until a full detailed material schedule (along with samples), including type of finishes and details of method of application, be submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans and must show the relationship with the surrounding/original fabric. The works shall then progress in strict accordance with the approved details unless agreed otherwise in writing by the Local Planning Authority.

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 and recorded on the Historic Environment Record in accordance with Policy EN1 of the Reading Borough Local Plan 2019

11. No works hereby permitted to Caversham Park House within Parcel D, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall take place until a scheme of investigation and historical recording of the buildings shall have been submitted to and approved by the local planning authority. The details to be submitted shall include details of the methodology, intrusive and non-intrusive surveys of the buildings, recordings to include photographic survey, supervision and programme of works, as a minimum the Level 2 guidance set out in "Understanding Historic Buildings, A Guide to Good Practice" (Historic England 2016) (or any document which supersedes this document). All works shall be carried out in accordance with the approved scheme.

REASON: To ensure preservation by record of the existing buildings in a manner appropriate to their significance, in accordance with Policies CC7 and EN1 of the Reading Borough Local Plan 2019.

12. No works hereby permitted to Caversham Park House within Parcel D, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall take place until a detailed demolition and repair methodology statement has been submitted to and approved by the Local Planning Authority. Thereafter all demolition works shall follow the approved methodology. The methodology statement to be submitted shall include details of the following:

a) site for the storage of salvaged materials until reused.

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- b) detailed demolition drawings including elevations.
- c) detailed information for any temporary protection, propping or making good works.
- d) elevation drawings to a scale of 1:20 with repair materials specified.

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 before work commences in order that the works is undertaken in an acceptable manner, in the interests of preserving the special architectural or historic interest, character, appearance and integrity of the Listed building in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

- 13.** No works hereby permitted to Caversham Park House within Parcel D, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall take place until a detailed schedule of works, method statement with supporting drawings including sections at a scale of 1:20, have been submitted to and approved by the local planning authority. The details to be submitted shall clarify the details of all external construction works, the methods, materials and components to be used in the in the works including (but not limited to) construction of new window/door openings, including all new rooflights and existing openings blocked up and subsequently made good, alteration, replacement or maintenance of Ashlar, iron frame, brickwork, mortar, render, roof materials, fenestration, rainwater goods and decorative features. Thereafter all works shall be carried out in accordance with the approved details and retained as approved thereafter.

REASON: To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building in accordance with Policies CC7 and EN1 of the Reading Borough Local Plan 2019.

- 14.** No works hereby permitted to Caversham Park House within Parcel D, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall take place until, a schedule of works, including details of methods, materials and components to be used in the works with supporting drawings, including sections at scale of 1:20 for all rooms, have been submitted to and approved in writing by the local planning authority. The details to be submitted shall include (but are not limited to) structural strengthening, timber re-jointing, re-plastering, installation of mezzanine floors, partition walls, cornices, skirting boards, secondary glazing and alteration, retention, replacement or maintenance of architectural features within the building. Thereafter the works shall be carried out only in accordance with the approved details and retained as approved thereafter.

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REASON: To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building in accordance with Policies CC7 and EN1 of the Reading Borough Local Plan 2019.

No.1 and 3 Caversham Park Drive (Parcel B)

15. No works hereby permitted to no.1 and 3 Caversham Park Drive within Parcel B, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall commence until a detailed external and internal window and door repair and replacement scheme and methodology has been submitted to and approved by the Local Planning Authority. The details to be submitted for approval shall include depth of reveal, details of heads, sills and lintels, elevations and horizontal/vertical frame sections (including sections through glazing bars) at a scale of 1:5 for each type of window and at a scale of 1:10 for each door. Thereafter the works shall be carried out only in accordance with the approved details and retained as approved thereafter.

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 before works commences in order that the work is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

16. No works hereby permitted to no.1 and 3 Caversham Park Drive within Parcel B, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall take place until details of the position, type and method of installation of all new and relocated internal and external plant, utility and service equipment, connections and related fixtures and fittings have been submitted to and approved by the Local Planning Authority. Thereafter works shall be implemented only in accordance with the approved details and retained as approved thereafter.

REASON: To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building in accordance with Policies CC7 and EN1 of the Reading Borough Local Plan 2019.

17. No works hereby permitted to no.1 and 3 Caversham Park Drive within Parcel B, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall take place until a full detailed material schedule (along with samples), including details of method of application, has been submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the

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approved plans and must show the relationship with the surrounding / original fabric. The works shall then progress in strict accordance with the approved details unless agreed otherwise in writing by the Local Planning Authority.

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.

18. No works hereby permitted to no.1 and 3 Caversham Park Drive within Parcel B, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall take place until a scheme of investigation and historical recording of the buildings shall have been submitted to and approved by the local planning authority. The details to be submitted shall include details of the methodology, intrusive and non-intrusive surveys of the buildings, recordings to include photographic survey, supervision and programme of works, as a minimum the Level 2 guidance set out in "Understanding Historic Buildings, A Guide to Good Practice" (Historic England 2016) (or any document which supersedes this document). All works shall be carried out in accordance with the approved scheme.

REASON: To ensure preservation by record on the Historic Environment Record of the existing buildings in a manner appropriate to their significance, in accordance with Policies CC7 and EN1 of the Reading Borough Local Plan 2019.

19. No works hereby permitted to no.1 and 3 Caversham Park Drive within Parcel B, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall take place until a detailed demolition and repair methodology statement has been submitted to and approved by the Local Planning Authority. Thereafter all demolition works shall follow the approved methodology. The methodology statement to be submitted shall include details of the following:

- a) site for the storage of salvaged materials until reused.
- b) detailed demolition drawings including elevations.
- c) detailed information for any temporary protection, propping or making good works.
- d) elevation drawings to a scale of 1:20 with repair materials specified.

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 before works commences in order that the work is undertaken in an acceptable manner, in the interests of preserving the special architectural or historic interest, character, appearance and integrity of the Listed building in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

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20. No works hereby permitted to no.1 and 3 Caversham Park Drive within Parcel B, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall take place until a detailed schedule of works, method statement with supporting drawings including sections at a scale of 1:20, have been submitted to and approved by the local planning authority. The details to be submitted shall clarify the details of all external construction works, the methods, materials and components to be used in the in the works including (but not limited to) construction of new window/door openings, including all new rooflights and existing openings blocked up and subsequently made good, alteration, replacement or maintenance of Ashlar, iron frame, brickwork, mortar, render, roof materials, fenestration, rainwater goods and decorative features. Thereafter all works shall be carried out in accordance with the approved details and shall be retained as approved thereafter.

REASON: To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building in accordance with Policies CC7 and EN1 of the Reading Borough Local Plan 2019.

21. No works hereby permitted to no.1 and 3 Caversham Park Drive within Parcel B, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall take place until a schedule of works, including details of methods, materials and components to be used in the works with supporting drawings, including sections at scale of 1:20 for all rooms, have been submitted to and approved in writing by the local planning authority. The details to be submitted shall include (but are not limited to) structural strengthening, timber re-jointing, re-plastering, installation of mezzanine floors, partition walls, cornices, skirting boards, secondary glazing and alteration, retention, replacement or maintenance of architectural features within the building. Thereafter the works shall be carried out only in accordance with the approved details and shall be retained as approved thereafter.

REASON: To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building in accordance with Policies CC7 and 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 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

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works start on the site or are of a nature that it would be impractical to consider after work has started.

3. 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.
4. A Building Regulations application may be required for the proposed development. Please go to our website for more advice.
<https://www.reading.gov.uk/planning-and-building-control/building-control/apply-for-building-control/>
You can also find advice and submit an application using the Planning Portal.
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. Planning permission ref. PL/22/0409 relates to this Listed Building Consent.

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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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