

**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: Henk Wieringa
Hives Architects
Quadrant House
Broad Street
Reading
RG1 7QE

Application No: PL/23/1866
Application type: Listed Building Consent
(Alt/Ext)

Applicant: TH Estates Ltd

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

Proposal: Demolition of C20th rear wing, conversion of offices and remodelling of rear addition to form 4x1 bed No. Flats with bike storage, amenity space and bins/recycling facilities.

At: 50 Mount Pleasant, Reading RG1 2TD

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: 24 March 2026



SDV

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

Application At: 50 Mount Pleasant, Reading RG1 2TD

Application No: PL/23/1866

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:

Location Plan

Received 19th February 2025

Drawing No: Existing and Proposed Ground Floor Plan Electrical, Extraction, Heating, Plumbing + Drainage Specifications 3.50.MNT.B.01 Rev J

Drawing No: Existing and Proposed First Floor Plan Electrical, Extraction, Heating, Plumbing + Drainage Specifications 3.50.MNT.B.02 Rev J

Drawing No: Existing and Proposed Second Floor Plan Electrical, Extraction, Heating, Plumbing + Drainage Specifications 3.50.MNT.B.03 Rev J

Drawing No: Existing and Proposed Ground Floor Plan 3.50.MNT.P 01 Rev J

Drawing No: Existing and Proposed First Floor Plan 3.50.MNT.P 02 Rev J

Drawing No: Existing and Proposed Second Floor Plan 3.50.MNT.P 03 Rev J

Drawing No: Existing and Proposed Roof Plan 3.50.MNT.P 04 Rev J

Drawing No: Proposed Landscaping Plan 3.50.MNT.P 05 Rev J

Drawing No: Existing and Proposed Front Elevation 3.50.MNT.P 05 Rev J

Drawing No: Existing South Side Elevation 3.50.MNT.P 11 Rev J

Drawing No: Proposed South Side Elevation 3.50.MNT.P 12 Rev J

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Drawing No: Existing and Proposed Rear Elevation 3.50.MNT.P 13 Rev J

Drawing No: Proposed Elevations Part of Unit 2 3.50.MNT.P 16 Rev J

Drawing No: Existing and Proposed Section A Ground Floor Hallway Internal Room Elevation 3.50.MNT.P 20 Rev J

Drawing No: Existing North Side Elevation 3.50.MNT.P 14 Rev J

Drawing No: Proposed Site Section and Neighbouring Terrace 3.50.MNT.P 15 Rev J

Drawing No: Existing and Proposed Section B First Floor Landing Internal Room Elevation 3.50.MNT.P 20 Rev J

Drawing No: Proposed Section C: Loft 3.50.MNT.P 22 Rev J

Drawing No: Existing South Side Back Yard Elevation 3.50.MNT.P 23 Rev J

Drawing No: Proposed South Side Back Yard Elevation 3.50.MNT.P 23 Rev G

Drawing No: Existing North Side Back Yard Elevation 3.50.MNT.P 24 Rev J

Received 9th June 2025

Drawing No: Boundary Wall Pre-Existing, As-Built and Proposed North Elevations 2787 301 Rev P3

Received 25th February 2026

Drawing No: Proposed North Side Elevation 2787 002 Rev P2

Received 6th March 2026

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. Prior to commencement of any part of the works hereby consented, details of the following shall be submitted to and approved in writing by the Council:
- a) external north brick boundary wall to include bond detail and cap stone course
 - b) proposed internal partition walls (to be constructed of timber studwork and to be fully reversible), including details of the method of construction;
 - c) proposed glazed link
 - d) type and location of extract vent grilles, pitched roof ventilators, flat roof ventilators
 - e) full schedule of internal finishes to floors, ceilings and walls and details of the treatment of walls in new bathrooms and kitchens

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The works shall not be carried out other than in full accordance with the 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. The materials to be used in the construction of the external surfaces of the works hereby consented shall be as specified on the plans unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7 and EN1 of the Reading Borough Local Plan 2019.

5. 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.

6. All existing ornamental features, including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades shall not be disturbed, and be left in their present positions unless changes are shown on the approved drawings or are required by conditions to this permission. All 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.

7. Notwithstanding the drawings and other documents hereby approved, no works shall commence on site until a method statement comprising a demolition plan and schedule of works detailing areas to be demolished and setting out the method of ensuring the safety and stability of the building fabric identified to be retain through the phases of demolition and reconstruction has been submitted to and approved in writing by the LPA. The submitted details must be referenced against the approved plans and must show the relationship with the surrounding/original fabric. No works shall be carried out otherwise than fully in accordance with the method statement approved.

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.

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8. Notwithstanding the drawings and other documents hereby approved, no works shall commence on site until a schedule of works for all new fabric has been submitted to and approved in writing by the LPA. The schedule of works shall be referenced against the approved plans and shall include the relationship with the surrounding/original fabric. The works shall not be carried out otherwise than in strict accordance with the approved schedule of works at all times 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.

9. Prior to commencement of any part of the works hereby consented, details of the following shall be submitted to and approved in writing by the Council:
- a) external north brick boundary wall to include bond detail and cap stone course
 - b) proposed internal partition walls (to be constructed of timber studwork and to be fully reversible), including details of the method of construction;
 - c) proposed glazed link
 - d) type and location of extract vent grilles, pitched roof ventilators, flat roof ventilators
 - e) full schedule of internal finishes to floors, ceilings and walls and details of the treatment of walls in new bathrooms and kitchens

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

10. Adequate protection and support to the building and adjacent structures shall be provided to the satisfaction of the local planning authority at all times during the work. Sufficient care shall be taken in the design and execution of all work, including any demolition and the preparation and the erection of any scaffolding, to ensure that no damage is incurred to the historic fabric of the building and adjacent structures.

REASON: In order to safeguard the special architectural and historic interest of the building 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 which differs materially from the approved plans and details or does not comply with

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any condition(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.

2. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on Building.control@reading.gov.uk OR telephone 0118 9372449 between 09.30-12.00 and 13.00-15.00 Monday to Friday.
3. 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.

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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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