

**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 David Parsons
Ridge and Partners
1410 Arlington Business Park
Theale
Reading
RG7 4SA

Application No: PL/26/0386
Application type: Listed building consent
(Alt/Ext)

Applicant: Mr Warren Symonds, Reading School

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

Proposal: Various external repair works to the Main Building (English Block) including: replacement of roof and ridge tiles, windows, gutters and downpipes; replacement of flat roof coverings resulting in an increased height on the west elevation; repair of external walls, windows, fascias and soffits.

At: READING SCHOOL, ERLEIGH ROAD, READING

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: 11th May 2026



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

Application At: READING SCHOOL, ERLEIGH ROAD, READING

Application No: PL/26/0386

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 in accordance with the following approved plans and specifications:

- 01002 - English Block - Existing and Proposed Roof Plan
- 01003 - English Block - Proposed Elevations Sheet 01
- 01004 - English Block - Proposed Elevations Sheet 02
- 01005 - Parapet Detail A

As all received on 23/03/2026

- Schedule of Works – Pricing Document Reading School External Repairs Phase 2 Specification by Ridge, dated 20/03/2026

As received on 23/03/2026

- 01006 Flat Roof Detail B
- 01007 Proposed Armory Roof Detail C

As both received on 01/05/2026

- Design and Access Statement – Reading School – Main Building / English Block External Repairs Rev 3.0 by Ridge and Partners LLP dated and received 07/05/2026

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

3. All external and internal works of making good to the retained fabric shall match the existing adjacent work with regard to material, colour, texture, profile and the methods used. All such works and finishes shall be maintained as such thereafter.

Date: 11th May 2026



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

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. Any replacement material of roof tile and brickwork to be used in the repair of the listed building hereby permitted shall match in type, material, colour and texture and be laid in bond, coursing and mortar bedding to match those found in the original/existing construction and design.

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.

5. Prior to the commencement of any window replacement works, including the dormer window of the Armoury Building (at the southern end of the block), section drawings at a scale of not less than 1:10 detailing materials, depth of reveal, details of sills and lintels, frame and glazing bars, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and thereafter maintained in accordance with the approved details.

REASON: The application contained insufficient information to enable these matters to be considered prior to granting listed building consent and the matters are required to be agreed in order that the works to the designated heritage asset are undertaken in an acceptable manner and 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. 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.
2. Your attention is drawn to the terms and conditions of this consent. Any development which is carried out but differs materially from the approved plans and details, or does not comply with any conditions attached to the consent may result in the Council taking action to remedy the breach of listed building control. If you are in any doubt please contact the Council.
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 for the decision to be issued.
4. For the avoidance of doubt, no other works are approved except those as authorised by this Consent. Any other works required to the Listed Building may require a separate application for Listed Building Consent and/or an application for Permitted Works to a Listed Building.

Date: 11th May 2026



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

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.

Date: 11th May 2026



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