

**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: Cityscape PTA

Application No: PL/25/0546
Application type: Listed building consent
(Alt/Ext)

Applicant: Liana Properties

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

Proposal: Various internal and external works associated with the change of use from hotel (Class C1) to 7 residential units (Class C3) including various repairs, reopening, replacement and secondary glazing to windows (amended description).

At: 2 Tilehurst Road, Reading, RG1 7TN

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: 21st May 2026



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

Application At: 2 Tilehurst Road, Reading, RG1 7TN

Application No: PL/25/0546

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:
 - 19/566/007 – Proposed Plans, as received 24/02/2025
 - 19/566/009 Rev A – Window Schedule, as received 16/06/2025
 - 19/566/006 Rev C – Proposed Site Plan, as received 19/02/2026
 - 19/566/008 Rev A – Proposed Elevations and Sections, as received 19/02/2026
 - 19/566/010 – Proposed Elevations (boundary), as received 19/02/2026
Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the Listed Building Consent hereby approved and in order to protect the special historic and architectural character of the listed building, in accordance with Policy EN1 of the Reading Local Plan 2019.
3. All external and internal works of reinstatement and 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.
4. All existing ornamental features, including chimney pieces, decorative plasterwork, including arches and cornices, staircase and skirting boards, 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 consent. 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.
5. Prior to their installation, details of all new external window and door joinery and secondary glazing shall have been submitted to and approved in writing by the Council. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10

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and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details prior to the first occupation of any residential unit.

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 Council 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 conservation area in accordance with Policies EN1 and EN3 of the Reading Borough Local Plan 2019.

6. Prior to commencement of the relevant part of the works, details of the following shall be submitted to and approved in writing by the Council:

- a) proposed internal partition walls, including details of the method of construction;
- b) proposed type and location of new and relocated services, including heating, ventilation, and pipework;
- c) 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 and shall be completed prior to the first occupation of any residential unit.

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. Prior to the repair works to address the water ingress and damp problem on the roof, ceilings, and walls of the historic fabric (including the lower ground floor), a full schedule and specification of repairs shall be submitted to and approved in writing by the Council. The works shall be carried out in accordance with the approved details prior to the first occupation of any residential unit.

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. Officers have worked positively and proactively with the applicant to determine the application within the agreed extended timeframes in conjunction with the associated application for full planning permission (PL/26/0293).
- 2. 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.

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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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