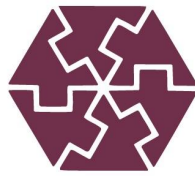


Planning, Reading Borough Council
 Civic Offices, Bridge Street, Reading RG1 2LU
 Website: www.reading.gov.uk
 Tel: 0118 9373787



Reading

BOROUGH COUNCIL

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	19
Suffix	
Property Name	
Address Line 1	Castle Street
Address Line 2	
Address Line 3	Reading
Town/city	Reading
Postcode	RG1 7SB

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
471328	173204

Description

Applicant Details

Name/Company

Title

Miss

First name

Joanne

Surname

Smith

Company Name

College of Integrated Chinese Medicine (CICM) and Health Sciences University (HSU).

Address

Address line 1

College of Integrated Chinese Medicine

Address line 2

19-21 Castle Street

Address line 3

London

Town/City

Reading

County

Kent

Country

Berkshire

Postcode

RG1 7SB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

The works proposed cover both property 19 and 21 to the rear side return elevations and cover the below:

- Vertical 'Mathematical' clay tile reinstating / replacement where the building is to be opened to see the extent of the damage to the timber frame / joinery.
- Timber joinery repairs / replacement where there are notable damage / rot / decay and fixing damage / replacement of fixings.
- Mortar replacement.
- Removal of damaging decoration to brickwork / vertical clay tiles.
- Replace structural timber beam.
- Removal of decorative paintwork and replacing damaged brickwork.
- Repointing to chimney.
- Decoration to timber windows.

Has the development or work already been started without consent?

- ☐ Yes
- ☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☒ Grade II*
- ☐ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
- ☐ Yes
- ☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes
☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☐ Yes
☒ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☐ Yes
☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Appendix A – Heritage Statement
Appendix B – Areas Investigated 19 Castle Street
Appendix C – 19-21 Castle Street Existing Elevation
Appendix C – 19-21 Castle Street Existing Elevation, Proposed Elevation
Appendix D – Structural Engineer Report
Appendix E – Timber Specialist Report

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
Other

Other (please specify):
Mortar

Existing materials and finishes:
Mix of lime mortar and concrete mortar

Proposed materials and finishes:
Lime mortar should comply with BS EN998 – 2 for masonry in conjunction with PD 6678 when applied to site mixed mortars. Aggregate should comply with BS EN13139:2002 aggregates for mortar. Hydraulic lime to be natural hydraulic lime manufactured by St. Aster Sample to be provided to Conservation Officer during procurement.

Type:
Other

Other (please specify):
Lead drip detail

Existing materials and finishes:
None in situ (new lead drip detail below chimney)

Proposed materials and finishes:
Code 5 Lead, New lead should comply with BS EN 12588:2006 and installed in accordance with the Lead Sheet Association Craftsman's Guide to Rolled Lead Sheet sixth edition.

Type:
Other

Other (please specify):
Timber boards / battens

Existing materials and finishes:
Sample provided evidence of softwood.

Proposed materials and finishes:
Softwood, preservative-treated for Use Class 35 (Preservative treated European redwood is readily available).

Type:
Other

Other (please specify):
Timber beam

Existing materials and finishes:
Sample provided stated oak to main timber beam. Oak timber beam with softwood covering in front, decorated.

Proposed materials and finishes:
Structural Timber beam – Strength graded European oak heartwood (air dried)

Type:
External walls

Existing materials and finishes:
Vertical 'mathematical' clay tile , terracotta finish

Proposed materials and finishes:
Vertical clay tile, to reuse salvageable clay tiles during reinstalling to timber boards / battens. Where unable to reuse clay tiles from existing facade, to ensure match existing tile pattern, size, profile, natural terracotta colour finish, hanging method, fixing system and weathering characteristics. Manufacturer Aldershaw Limited

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Design and Access Statement for Listed Building Consent
Appendix A – Heritage Statement
Appendix B – Areas Investigated 19 Castle Street
Appendix C – 19-21 Castle Street Existing Elevation
Appendix C – 19-21 Castle Street Existing Elevation, Proposed Elevation
Appendix D – Structural Engineer Report
Appendix E – Timber Specialist Report

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

E.g. All the land is owned by a single individual

☒ Yes

☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

☒ The Applicant

☐ The Agent

Title

Miss

First Name

Joanne

Surname

Smith

Declaration Date

29/06/2026

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Sophie Janman

Date

29/06/2026