

**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: Peter Webb
MorseWebb Architects
The Byre Lantern Courtyard
The Street
BRAMLEY
RG26 5DE

Application No: PL/26/0617
Application type: Listed building consent
(Alt/Ext)

Applicant: Christelle Beaupoux

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

Proposal: Repair and conservation work to the Gazebo, Causeway, Stable Block boundary wall and gate piers, East (screen) wall gates and gates opening and buttress to the adjacent garden wall.

At: CAVERSHAM COURT, CHURCH ROAD, CAVERSHAM, 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: 24 July 2026



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

Application At: CAVERSHAM COURT, CHURCH ROAD, CAVERSHAM, READING

Application No: PL/26/0617

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:

Information submitted on 11 May 2026:

- 1053-152-PL00- East Boundary Gate Piers and Gates as Proposed
- 1053-150-PL00-Stable Block Boundary Wall and Gate Piers as Proposed
- 1053-SCH-03-PR00-Stable Block Courtyard Wall and Gate Pier-Schedule of Repairs
- 25143-SFK-CW-ZZ-DR-S-0001 P1 Causeway
- 1053-SCH-04-PR00-North Courtyard Screen Wall and Buttress-Schedule of Repairs
- 1053-SCH-01-PR00-Gazebo-Schedule of Repairs-260424
- 1053-102-PL00-Block Plan-Stable Block Courtyard Wall-North Boundary Wall and East Boundary Gate
- 1053-141-PL00-Gazebo South Elevation Repairs
- 1053-SCH-05-PR00-East Boundary Wall Opening and Gates-Schedule of Repairs

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- 1053-140-PL00-Gazebo East Elevations Repairs
- 1053-139-PL00-Gazebo North Elevation Repairs
- 1053-149-PL00-Causeway Elevations as Proposed
- E1280-380-R1 M Ent New Gates
- 1053-145-PL00-Gazebo Section AA Repairs
- 1053-146-PL00-Gazebo Section BB Repairs
- 1053-104-PL00-Existing Site Plan Stable Block Courtyard Wall - North Boundary Wall and East Boundary
- 1053-101-PL00-Block Plan-Gazebo and Causeway
- 1053-SCH-02-PR00-West Retaining Wall to Raised Walkway-Schedule of Repairs-2
- 1053-151-PL00-North Boundary Wall Buttress as Proposed
- 1053-148-PL00-Gazebo Section DD Repairs
- 1053-147-PL00-Gazebo Section CC Repairs
- 1053-142-PL00-Gazebo West Elevation Repairs

Information submitted on 16 June 2026:

- 1053-130-PL00-Gazebo-Floor Plans as Proposed- Repairs

Information submitted on 30 June 2026:

- RMT2075 Arboricultural Survey, Impact Assessment and Method Statement, dated 30 June 2026
- Appendix 4 – Tree Protection Plan

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Information submitted on 25 June 2026:

- Stage 2 Bat Survey – Caversham Court Gazebo

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. Any replacement material of flintwork, stonework, brickwork, plain clay roof tiles, timberwork, including all exposed and non-exposed timber frame, windows, doors, and laths, and clay/terracotta floor tiles to be used in the repair works of the listed wall hereby permitted shall match exactly in type, material, colour and texture and be laid in bond, coursing and mortar bedding to match those found in the existing construction and design.

REASON: In the interests of preserving the character and appearance of the Listed Building, its setting and the conservation area in accordance with Policies EN1 and EN3 of the Reading Borough Local Plan 2019.

4. Prior to the commencement of any works in connection with the repair or replacement of the existing lime mortar and lime plaster surfaces, including internal floors, walls, and ceilings, details of the proposed lime mixes and final lime finishes (proposed lime wash) shall be submitted to and approved in writing by the Local Planning Authority. The works thereafter shall be carried out in accordance with the approved details.

REASON: The application contains 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 in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

5. All repair works, including removal of loose flashings, deteriorated paint and finish to timberwork; raking out mortars; removal and replacement of defective original materials; and removal of vegetation, shall be carried out carefully by hand or by tools held in the hand, other than power-driven tools; and all original materials shall be stored in a dry and secure place for re-use.

REASON: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the

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Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy EN1 of the Reading Borough Local Plan 2019.

6. Following the inspection of the existing oak wall plates and prior to any further repairs to all timberwork, a schedule detailing the works, including finishes, shall be submitted to and approved in writing by the Local Planning Authority. The works thereafter shall be carried out in accordance with the approved details.

REASON: The application contains 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 in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

7. Following the localised investigations of the listed walls on site and prior to any repairs, a schedule detailing the works shall be submitted to and approved in writing by the Local Planning Authority. The works thereafter shall be carried out 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 in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

8. Following the removal of the vegetation from the south wall and further investigation of the listed walls, and prior to any repairs, a schedule detailing the works shall be submitted to, and approved in writing by, the Local Planning Authority. The works thereafter shall be carried out in accordance with the approved details.

REASON: The application contains 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 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 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

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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.

2. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require consent from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.
3. 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.
4. 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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