Reading BOROUGH COUNCIL

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: c/o Andrews Kalik Harris
The Studio
101 London Road
Reading
RG1 5BY

Application No: 04/01459/LBC/AC

Applicant: TA Fisher

READING BOROUGH COUNCIL as local planning authority GRANT Listed Building Consent for the following development:

Proposal: Change of use from office to 14 new apartments (4 one bedroom and 10 two bedroom), roof terraces and associated works

At: Eldon Lodge 196-200 Kings Road Reading RG1 4NJ

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: 14/3/05

David Gwarry

Head of Planning and Transport

DB

Reading BOROUGH COUNCIL

Application At: Eldon Lodge 196-200 Kings Road Reading RG1 4NJ

Application No: 04/01459/LBC

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) of the Town & Country Planning Act 1990.

2. This permission relates only to the application as changed by drawing nos.: 1432/34A (Kings Road elevation proposed), 1432/30 RB (Ground floor plan proposed) and 1432/SK10 (Box sash window detail proposed) that were received by the local planning authority on 14th December 2004; and as by drawing nos.: 1432-38R (Eldon Road elevation proposed), 1432-37RA (West facing side elevation proposed), 1432-48RC (Rear elevation proposed) and 1432/36RA (Rear proposed sectional elevation) that were received by the local planning authority on 25th January 2005; and as by drawing no.: 1432/32/RE (Second floor plan proposed) that was received by the local planning authority on 27th January 2005; and as by drawing nos.: 1432-40RD (Proposed landscaping plan), 1432/31 RD (First floor plan proposed) and 1432/29 RE (Lower ground floor plan proposed) that were received by the local planning authority on 21st February 2005. Reason: as some plans were changed and to clarify which plans are approved.

3. No departure is to be made from the approved drawings and the use of traditional materials and methods unless specifically agreed in the approved plans and specifications by the local planning authority. Reason: in order to maintain the character of the building it is essential that the development shall be carried out in complete accordance with the approved plans and specifications which specify the materials and methods of construction to be used; and in order to comply with Policies CUD 1 and CUD 14 of the Reading Borough Local Plan (1998).

4. No development shall take place until samples of materials (including all external fixtures, brickwork, window frames, window sills, glazing and mortar colours) to be used in the construction of the external surfaces of this development and; details of window reveals have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason: as no details of the materials have been submitted and in the interests of ensuring that the new development appears in keeping with the surrounding area; and in order to comply with Policies CUD 1 and CUD 14 of the Reading Borough Local Plan (1998).

5. Details in the form of large scale (1:10) drawings, including sections of all new joinery, shall be submitted to and approved, in writing, by the local planning authority before any development is commenced. Reason: to ensure that the character of the building

Date: 14/3/05

David Gwarthy

Head of Planning and Transport DB

is maintained in the interests of amenity; and in order to comply with Policy CUD 1 of the Reading Borough Local Plan (1998).

6. No development shall take place until there has been submitted to and approved in writing by the local planning authority plans and elevations indicating the positions, design, materials and height of boundary railings (traditional to the historical context of this listed building) to be erected on the northern and eastern site. These boundary railings shall be completed, in accordance with the approved plan, before the development is occupied or in accordance with a timetable to be agreed in writing with the local planning authority and shall thereafter be maintained as shown on the approved plan. Reason: in order to protect the privacy of future occupiers and to enhance the appearance of the development; and in order to protect the privacy of adjoining and future occupiers and enhance the appearance of the development; and in order to comply with Policies HSG 5, HSG 9, CUD 14 and CUD 1 of the Reading Borough Local Plan (1998).

INFORMATIVES

1. The development is acceptable in planning terms and accords with the following development plan Policies: CUD1 (Works Affecting Listed Buildings), CUD2 (Change of Use of Listed Buildings), CUD 7 (New Development in Conservation Areas), CUD14 (Standards of Design in Development) of the adopted Reading Borough Local Plan (1998); and with National Planning Policy Guidance Note PPG 15: Planning and the Historic Environment.

Date: 14/3/05

David Gwynne

Head of Planning and Transport DB