

**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 Sunil Mehan
268 Tilehurst Road
Reading
RG30 2NE

Application No: PL/26/0243
Application type: Listed building consent
(Alt/Ext)

Applicant: Mr and Mrs S and J Dhanjal

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

Proposal: Works associated with the change of use of existing Grade II Listed Building Doctors Surgery to three flats.

At: 1 Christchurch Road, Reading, RG2 7AB

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: 8 September 2026



SDV

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

Application At: 1 Christchurch Road, Reading, RG2 7AB

Application No: PL/26/0243

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:

The 'Rammurti Design Ltd', schedule of works Version P7
As received by the Local Planning Authority 30 April 2026

Drawing No: CC01:301 – Block & Location Plans
Drawing No: CC01:305 Rev P1 – Proposed Elevations
Drawing No: CC01:306 Rev P1 – Proposed Site Layout
Drawing No: CC01:303 Rev P2 – Proposed Floor Plans
As received by the Local Planning Authority 23 February 2026

Drawing No: CC01-D02 – Proposed Bin Store
Drawing No: CC01:D01 – Details – New window, studwork and front gate
As received by the Local Planning Authority 28 April 2026

Drawing No: CC01:D01 Rev P1 – Details – New Window, studwork and front gate
The Landscape Maintenance Plan

The 'Rammurti Design Ltd', schedule of works Version P7
Drawing No: 0914 1.1 Rev B – Hard Landscape Layout Plan
Drawing No: CC01:D03 – New wall and gate access to rear garden
As received by the Local Planning Authority 30 April 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 Policy EN1 of the Reading Local Plan 2019.

3. Notwithstanding condition 2 above, no development shall commence on site until a full material schedule details of external materials (along with samples), including type of finishes, as well as details of external hard surfaces, has been submitted to and

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approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans and must show the relationship with the surrounding / original fabric. The works shall then progress in strict accordance with the approved details.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7, EN1, EN3, and EN6 of the Reading Borough Local Plan 2019.

4. Prior to commencement of works to the basement, details of all structural works, including removal of walls, new stairs and new openings, a methodology statement and section drawings with proposed materials annotated, 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.

5. Prior to their installation, details of all new external window and door joinery and metal-framed glazing shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 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.

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 Local Planning Authority 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 the conservation area.

6. Prior to commencement of the relevant part of the internal works, details of the following shall be submitted to and approved in writing by the Council:
- a) proposed internal partition walls for the insertion of bathrooms, kitchens and rooms, including section drawings and details of the method of construction;
 - b) the proposed wall treatment and finish for the blocking of door opening(s), including a section drawing and details of junctions with the retained fabric;
 - c) proposed new stairs, including section drawings and details of the method of construction;

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d) upgrading of the existing floor boards and timber stud walls, including section drawings and details of materials;

e) pipework, electricity, heating system, extractor fans and airbricks;

f) full schedule of internal finishes to floors, ceilings and walls

The works shall not be carried out other than in full accordance with the approved details.

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. All external and internal works of 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 character and appearance of the conservation area, and the special architectural or historic interest of the listed building in accordance with Policies EN1 and EN3 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.
2. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval 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. Your attention is drawn to the terms and conditions of this permission. 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 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.
4. 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.

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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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