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

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

Suffix

Property Name

20-30

Address Line 1

Kings Road

Address Line 2

Address Line 3

Reading

Town/city

Reading

Postcode

RG1 3ER

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

Easting (x)

471837

Northing (y)

173367

Description

Applicant Details

Name/Company

Title

First name

The Secretary of State for Justice

Surname

c/o Monica Limbu

Company Name

Ministry of Justice

Address

Address line 1

102 Petty France

Address line 2

Address line 3

Town/City

London

County

Country

Postcode

SW1H 9AJ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

First name

Feilden

Surname

+ Mawson

Company Name

Feilden+Mawson Group Ltd

Address

Address line 1

21-27 Lambs Conduit Street

Address line 2

Address line 3

Town/City

London

County

Country

GB

Postcode

WC1N 3NL

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

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

Listed building Consent for external repair and cleaning works.
New obscuring film to windows.
New pedestrian and vehicle gate for entrance to the rear of The Carbon Building.
Acoustic screen.
Corner railings.

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?

- [x] Yes
- [ ] No

If Yes, please describe and include the planning application reference number(s), if known

231191 Listed Building Consent 26 April 2024
Listed building Consent for alterations to Highbridge House, re-opening of opening in rear wall at ground floor and new opening at first floor level to form connections to The Carbon Building

Immunity from Listing

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

- [ ] Yes
- [x] No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- [ ] Yes
- [x] No

Materials

Does the proposed development require any materials to be used?

- [x] 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:
External walls

Existing materials and finishes:
Smooth render finish painted white.

Proposed materials and finishes:
Carefully remove the existing cracked render finish back to the substrate, taking care not to damage the underlying masonry. Prepare the substrate and allow for any localised repairs required to provide a suitable background for the new render. Apply a traditional breathable lime render system, including base and finish coats, in accordance with the manufacturer's recommendations. New render system installed where existing steps are removed. Finish with a mineral silicate paint, Keim or equivalent. Colour to match existing finish.

Type:
Roof covering

Existing materials and finishes:
Listed building entry number 1321920 - 'Greek porch with fluted columns etc and entablature' white stone

Proposed materials and finishes:
Code 4 lead covering to the flat roof surface to reduce the erosion of the stone.

Type:
Other

Other (please specify):
Privacy screen

Existing materials and finishes:
None

Proposed materials and finishes:
PPC grey painted privacy screen positioned on the link roof between this building (Highbridge House) and 'The Carbon Building', the screen is to be installed to obscure the view of ventilation ducting. The screen is proposed to be installed on a concrete base, it is possible the final design may require fixing into the masonry of the Carbon building and Highbridge House, the proposal is to position any fixings into existing mortar joints.

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

- [x] Yes
- [ ] No

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

369386-9478-FMW-RCB-XX-RP-A-0014-02-S2-B1100 Design & Access Statement

369386-9478-FMW-RCB-00-DR-A-1001-S2-D0100-Site Plan - Existing
369386-9478-FMW-RCB-00-DR-A-1002-S2-D0100-S4-D0100-Site Plan - Approved
369386-9478-NMA-RCB-XX-DR-A-1200-D0100_Proposed Site Plan_P02

369386-9478-FMW-RCB-00-DR-A-1100-S2-D0100-Ground Floor Plan - Existing
369386-9478-FMW-RCB-00-DR-A-1210-S2-D0100-S4-D0100-Ground Floor Plan - Proposed - Approved
369386-9478-NMA-RCB-00-DR-A-1210-D0100_Proposed General Arrangement Plan Ground Floor Level_P01

369386-9478-FMW-RCB-01-DR-A-1101-S2-D0100-First Floor Plan - Existing
369386-9478-FMW-RCB-01-DR-A-1211-S2-D0100-First Floor Plan - Proposed - Approved
369386-9478-NMA-RCB-01-DR-A-1211-D0100_Proposed General Arrangement Plan First Floor Level_P01

369386-9478-FMW-RCB-02-DR-A-1102-S2-D0100-Second Floor Plan - Existing
369386-9478-FMW-RCB-02-DR-A-1212-S2-D0100-Second Floor Plan - Proposed - Approved
369386-9478-NMA-RCB-02-DR-A-1212-D0100_Proposed General Arrangement Plan Second Floor Level_P01

369386-9478-FMW-RCB-ZZ-DR-A-2001-S2-D0100-South Elevation - Existing Demolition - Approved
369386-9478-FMW-RCB-ZZ-DR-A-2111-S2-D0100-South Elevation - Proposed - Approved
369386-9478-NMA-RCB-ZZ-DR-A-1231-D0100_Proposed Facade Refurbishment South Elevation_P01
369386-9478-NMA-RCB-ZZ-DR-A-1241-D0100_Proposed General Arrangement South Elevation Window Films_P01

369386-9478-FMW-RCB-ZZ-DR-A-2002-S2-D0100-West Elevation - Existing Demolition - Approved
369386-9478-FMW-RCB-ZZ-DR-A-2112-S2-D0100-West Elevation - Proposed - Approved
369386-9478-NMA-RCB-ZZ-DR-A-1232-D0100_Proposed Facade Refurbishment West Elevation_P01
369386-9478-NMA-RCB-ZZ-DR-A-1242-D0100_Proposed General Arrangement West Elevation Window Films_P01

369386-9478-FMW-RCB-ZZ-DR-A-2000-S2-D0100-North Elevation - Existing Demolition - Approved
369386-9478-FMW-RCB-ZZ-DR-A-2110-S2-D0100-North Elevation - Proposed - Approved
369386-9478-NMA-RCB-ZZ-DR-A-1230-D0100_Proposed Facade Refurbishment North Elevation_P01
369386-9478-NMA-RCB-ZZ-DR-A-1240-D0100_Proposed General Arrangement North Elevation Window Films_P01

369386-9478-NMA-RCB-XX-DR-A-1251-D0100_Proposed Privacy Screen_P01

369386-9478-FMW-RCB-00-DR-A-1712-S2-D0100 -Vehicle and Pedestrian Gate - Approved
369386-9478-NMA-RCB-XX-DR-A-1250-D0100_Proposed Vehicle and Pedestrian External Gate Deta_P01

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?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

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

- [ ] Yes
- [x] 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
- [x] 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?

- [x] Yes
- [ ] No

E.g. All the land is owned by a single individual who is the applicant; or multiple individuals who are all listed as applicants.
Answer 'No' if any of the land has any owner who is not an applicant.

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

- [x] The Applicant
- [ ] The Agent

Title

First Name

The Secretary of State for Justice

Surname

c/o Monica Limbu

Declaration Date

11/11/2026

☑ 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

Feilden + Mawson

Date

16/11/2026