
WOKINGHAM BOROUGH COUNCIL

Planning (Listed Buildings & Conservation Areas) Act 1990

Notification of of Listed Building Consent

Mr Christopher Dering
Girdlers, Basingstoke Road
Swallowfield
RG7 1PT

Application Number: 173321

Parish: Swallowfield

Location: Girdlers, Basingstoke Road, Swallowfield, Wokingham, RG7 1PT.

Proposal: Application for Listed Building consent for the replacement of 11no existing windows and door with replacement unpainted, solid oak windows and door.

The Wokingham Borough Council in pursuance of their powers under the above Acts and Regulations hereby **Listed Building Consent** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

1. Timescale

The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

In pursuance of s.18 of the Town and Country Planning (Listed Building

& Conservation Areas) Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

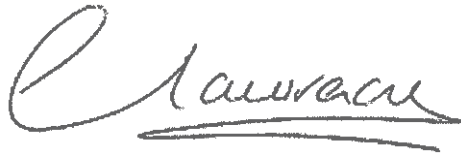
2. Further details required

Prior to the commencement of works hereby approved the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as so-approved prior to occupation of the development. a] Section and elevation details of the proposed replacement door.

To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 12 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Informatives

Signed



Clare Lawrence

Head of Development Management & Regulatory Services

Date: 05/04/2018

Should you require further guidance or information on the conditions and/or reasons set out in this decision notice please contact the Planning Case Officer, Mandeep Chaggar on telephone number: or by email at: mandeep.chaggar@wokingham.gov.uk

If this notice grants consent to proceed with the proposal the applicant is reminded that it relates to Listed Building Consent only and does not constitute approval under any other legislation including Building Regulations.

In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following: -

- i) that there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and**
- ii) that the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.**

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT
1990**

Appeals to the Planning Inspectorate

If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government.

The time limits for submitting an appeal may vary. The period after the date of the Borough Council's decision within which an appeal must be received by the Secretary of State is:

- **8 weeks** in the case of an appeal against refusal of advertisement consent.
- **12 weeks** in the case of appeals made under s78(1) against refusal of any 'householder application' – that is
 - refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house.
 - _ refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application.
- **12 weeks** in the case of 'minor commercial applications that is:
 - refusal of an application for development of an existing building or part of a building currently in use for any purposes in Classes A1, A2, A3, A4 and A5 where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.
- **6 months** in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

The 6 month time limit also applies to any appeal made under s78(2) of the Act in respect of a failure to give a decision within the statutory period. If you want to appeal, you must use the correct appeal form from the following list: Planning, Householder, Minor Commercial, Listed Building Consent or Certificate of Lawful Use or Development. The Planning Inspectorate has an online appeals service: www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the application form and associated documents and the completed appeal documents. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure that you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal. Alternatively, you can obtain a form from the **Planning Inspectorate, 3/08a, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN Tel: 0117 372 8000 Fax: 0117 372 8443**. An extension of time for lodging an appeal is unlikely to be granted except in special circumstances. There is a guide and other useful advice about appeals on line at www.planningportal.gov.uk/pcs.