

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION FOR PLANNING PERMISSION IN ACCORDANCE WITH REGULATION 3
OF THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992**

To: Michael Aubrey Partnership Limited
6 Ivanhoe Road
Finchampstead
RG40 4QQ

Application No: 221649
Application type: Regulation 3 Planning
Approval

Applicant: Reading Borough Council

In accordance with Section 70 of the Town and Country Planning Act 1990 and the above mentioned Regulations READING BOROUGH COUNCIL as local planning authority hereby **GRANT** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Various external and internal refurbishments include the complete replacement of non-load bearing elevations including wall insulation/cladding, windows, communal doors, gutters, fascias and soffits altering the external appearance of the building, and internally, the removal of internal walls within communal halls

At: 56 Bamburgh Close Reading RG2 7UD

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: 02 February 2023



SDV

Assistant Director of Planning, Transport and
Public Protection Services

Application At: 56 Bamburgh Close Reading RG2 7UD

Application No: 221649

Application type: Regulation 3 Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Drawing No. MAP/C3977/211 rev A - Plans - Ground, First & Roof Level - Proposed GA dated 25 October 2022, received on 3 November 2022
- Drawing No. MAP/C3977/001 rev B - Plans - Location & Block dated 23 September 2022, received on 3 November 2022
- Drawing No. MAP/C3977/482 rev c - Elevations - Proposed GA dated 25 January 2023, received 25 January 2023
- Drawing No. MAP/C3977/492 rev c - 3D views - Proposed GA dated 25 January 2023, received 25 January 2023

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

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 and H9 of the Reading Borough Local Plan 2019.

4. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Date: 02 February 2023



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INFORMATIVES

1. 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.
2. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on Building.control@reading.gov.uk OR telephone 0118 9372449 9.00am to 1.00pm Monday to Friday
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 permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

Date: 02 February 2023



SDV

Assistant Director of Planning, Transport and
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