

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

**APPLICATION FOR PRIOR APPROVAL UNDER PART 11 OF THE TOWN AND
COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER
2015**

To: GBS Health
St Thomas House
6 Becket Street
Oxford
OX1 1PP

Application No: 201481
Application type: Demolition Prior Approval

Applicant: Royal Berkshire NHS Foundation Trust

READING BOROUGH COUNCIL as Local Planning Authority **GIVE PRIOR APPROVAL** for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Application for prior notification of proposed demolition Buildings 28 'Audiology 1', 46 'Audiology 2', 26 'ENT' and 31 'Old OPD'.

At: Royal Berkshire Hospital London Road Reading RG1 5AN

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: 9 March 2021



BCN

Head of Planning, Development
& Regulatory Services

Application At: Royal Berkshire Hospital London Road Reading RG1 5AN

Application No: 201481

Application type: Demolition Prior Approval

In accordance with Class B, Part 11, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development)(England) Order 2015, the approved details are as follows:

For the avoidance of doubt all details contained within the following documents (as amended) are approved and must be complied with in accordance with condition (viii)(aa) of Part 11. The details have been given headings to assist when comparing against the initial decision notice dated 4 November 2020.

- Application Form received 21 October 2020
- Site Notice received 21 October 2020
- Site Location Plan received 21 October 2020
- Drawing 6968.111 West Drive Proposed Demolition, dated 20 October 2020 received 21 October 2020 *as amended by the details below:*

Tree Protection

- Arboricultural Method Statement ref. 21012/AMS dated 20 January 2021,
as amended by:
- 6968.114 West Drive - Tree Removal, dated 1 March 2021 received 2 March 2021
- 'Tree Removal Statement following Council Discussions Application 201481/DEM' ref 6968 rev. B dated 1 March 2021

Highways

- Planning Requirement Report ref 6968 Revision A dated 15 December 2020, received 15 December 2020
- West Drive - Highways Drawing 6968.113, received 15 December 2020

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Noise

- Planning Requirement Report ref 6968 Revision A dated 15 December 2020, received 15 December 2020

Dust

- Planning Requirement Report ref 6968 Revision A dated 15 December 2020, received 15 December 2020

Pest Control

- Planning Requirement Report ref 6968 Revision A dated 15 December 2020, received 15 December 2020

Restoration of the Site

- 6968.114 West Drive - Tree Removal, dated 1 March 2021 received 2 March 2021
- 'Tree Removal Statement following Council Discussions Application 201481/DEM' ref 6968 rev. B dated 1 March 2021

Please note page 6 of the Tree Removal Statement which sets out a one month timetable for submission of additional landscaping details for approval, to include replacement tree planting.

Informatives:

1. The developer is advised to apply for consent under Section 61 of the Control of Pollution Act 1974 in respect of noise control measures for the project. For further information please contact environmental.protection@reading.gov.uk
2. The local planning authority has worked positively and proactively with the applicant to allow this decision to be issued.

Date: 9 March 2021



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Head of Planning, Development
& Regulatory Services

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made via the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.gov.uk/>

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.