Reading BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE ORDER 1995)

APPLICATION FOR FULL PLANNING PERMISSION

To: D. Edward King Partnership Ltd
Kensington Studios
Kensington Street
Brighton
BN1 4AJ

Application No: 01/00108/FUL

Applicant: Kropifco Ltd

READING BOROUGH COUNCIL as local planning authority GRANT FULL planning permission for the following development.

Proposal: Demolition of existing retail units and erection of new A3 unit with ancillary staff accommodation on ground and lower ground floors with five flats above.

At: 64-72 Kings Road Reading

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: 08-08-01

David Gworthy

Head of Planning and Transport DB

NOTES

APPEALS

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 – Section 32

(1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show –

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.

(5) In this section references to the adequancy or inadequacy of means of access for the fire brigade shall b construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

76-(1) This section applies when planning permission is granted for any development which will result in the provision –

(a) of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);

(b) of any of the following (being in each case, premises in which persons are employed to work)-

(i) office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;

(ii) premises which are deemed to be such premises for the purposes of that Act; or

(iii) factories as defined by section 175 of the Factories Act 1961;

(c) of a building intended for the purposes of a university college or college, or of a school or hall of a university;

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of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.

(2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted –

(a) in the case of such a building or premises as are mentioned in subsection (1)(a)

(i) to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and

(ii) to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code;

(b) in the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;

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(3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipework) needing disposal.

Under the requirements of the Environmental Protection Act 1990 (Part 2) and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licensed by the Environment Agency acting in their capacity as Waste Disposal Authority and additional procedures may have to be followed. There may also be occasions when hazardous substances such as gas from former landfil sites could be a problem. Advice about all these issues can be obtained from:

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Reading Borough Council

Application At: 64-72 Kings Road Reading

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CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) of the Town & Country Planning Act 1990.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of this development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area.

3. Before the development is commenced details showing how the ground and lower ground floor layout(s) for the A3 use hereby permitted, including internal and external circulation spaces, entrances, toilet accommodation and other relevant facilities can be made fully accessible to all disabled persons shall be submitted to and approved in writing by the local planning authority. Before any of the development is occupied or used it shall be completed in accordance with the approved details. Reason: in the interests of the amenities of future occupants and visitors and in accordance with the Council's policies and practice in respect of access for disabled persons.

4. Before development is commenced on each relevant phase, details shall be submitted to and approved in writing by the Local Planning Authority making provision for a construction method statement. The construction method statement shall show details of:

i. Parking of vehicles of site personnel, operatives and visitors;
ii. Loading and unloading of plant and materials
iii. Storage of plant and materials used in constructing the development
iv. Treatment of all relevant pedestrian routes and highways within and around the relevant site throughout the course of construction and their reinstatement where necessary;
v. Times, routes and means of access into the site for construction traffic and delivery (including the removal of waste from the site and methods of preventing deposition of materials on the public highway;
vi. The siting of any temporary buildings
vii. The method of demolition of the existing structures

Date: 08-08-01

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Head of Planning and Transport DB

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HAZARDOUS WASTE AND MATERIALS

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Under the requirements of the Environmental Protection Act 1990 (Part 2) and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licensed by the Environment Agency acting in their capacity as Waste Disposal Authority and additional procedures may have to be followed. There may also be occasions when hazardous substances such as gas from former landfil sites could be a problem. Advice about all these issues can be obtained from:

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viii. Measures for the suppression of dust shall be used whilst demolition and construction are in progress. (These measures to include the provision of a water supply at all areas of demolition).

ix) Method of piling on site.

Thereafter the construction method statement shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. Reason: in the interests of highway and pedestrian safety and convenience, amenity and town centre vitality.

5. Development shall not begin until a scheme for noise attenuation measures have been submitted to and approved in writing by the local planning authority. Any works which form part of the approved scheme shall be completed before any permitted premises are occupied unless an alternative period for completion is agreed in writing by the Authority. Reason: to secure an acceptable scheme for noise attenuation to protect future occuapnts from unreasonable noise disturbance.

6. Suitable ventilation and filtration equipment shall be installed to suppress and disperse fumes and/or smell created from the cooking operations on the premises. The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues. Details of the equipment shall be submitted to and approved by the local planning authority in writing prior to commencement of the development or conversion works. The approved equipment shall be installed and in full working order prior to the commencement of use. Details to include outlet height which in general should be at least 1m above ridge height of the nearest building. Reason: to ensure that the use has adequate ventilation equipment to ensure that neighbouring properties are not unreasonably polluted by odours from the use.

7. The A3 unit hereby permitted shall not be open to customers outside the hours of 8.00am - 11.00pm Mondays to Sundays and Bank Holidays. Reason: in order to protect the residents of the flats above the use from unreasonable noise disturbance.

8. In the event that the A3 floorspace hereby permitted is not occupied prior to the occupation of the residential units, details of the visual treatment of temporary hoardings to be erected on the site shall be submitted to and approved in writing by the Local Planning Authority. Once these details have been approved the hoardings shall be implemented within one month and maintained until the unit is occupied. Reason: as no such details have been provided and in the interests of the street scene and the visual appearance of the locality and the area in general.

9. The landscaped open area at the rear of the building shall not be made available for use by customers of the A3 use hereby permitted. Reason: in the interests of residential amenity.

Date: 08-08-01

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Reading
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10. No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. Reason: to ensure that such archaeological material and evidence of significance should be examined during this development and in the interests of protecting the archaeological heritage of the district in accordance with PPG16 (Archaelogical and Planning).

11. No development shall take place until details of secure cycle storage and bin stores have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests promoting alternative means of transport and of the visual appearance of the building and the area in general.

12. This permission relates only to the following drawings:

Proposed Lower Ground Floor Plan	001101/4	Received: 26 January 2001
Proposed Upper Ground Floor Plan	001101/5	" "
1st, 2nd _ 3rd Floor Plans	0011001-106 Rev. B	" " 8 May 2001
Elevations		" " 26 January 2001

INFORMATIVES

1 The developer should be made aware that planning consent has been granted in the particular circumstances of this case for development without parking provision sufficient to conform to currently adopted parking standards.

The site is considered to be a "Special Case", because of its town centre location and its close proximity to bus/rail links. However, there must be no assumption that future occupants of these new homes would be guaranteed a parking space either on-street or in town centre car parks.

The developer should advise future occupants accordingly.

2 For the avoidance of doubt the applicant is advised that a separate application for planning permission and advert regulations consent should be submitted for the shopfront and signage respectively.

3 A S106 Agreement relates to this site.

Date: 08-08-01

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HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipework) needing disposal.

Under the requirements of the Environmental Protection Act 1990 (Part 2) and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licensed by the Environment Agency acting in their capacity as Waste Disposal Authority and additional procedures may have to be followed. There may also be occasions when hazardous substances such as gas from former landfil sites could be a problem. Advice about all these issues can be obtained from:

Environment Agency
Isis House, Howberry Park
Wallingford
Oxon OX10 8BD Telephone: (01491) 832801 Fax: (01189) 533302

BUILDING REGULATIONS

This planning permission does not give approval under the Building Regulations. Before any works are commenced you should check with the Building Control Section of the Council whether any approval is required under the Building Regulations.

Reading
BOROUGH COUNCIL

Date: 08-08-01

David Gworthy

Head of Planning and Transport

DB

NOTES

APPEALS

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 – Section 32

(1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show –

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.

(5) In this section references to the adequancy or inadequacy of means of access for the fire brigade shall b construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

76-(1) This section applies when planning permission is granted for any development which will result in the provision –

(a) of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);

(b) of any of the following (being in each case, premises in which persons are employed to work)-

(i) office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;

(ii) premises which are deemed to be such premises for the purposes of that Act; or

(iii) factories as defined by section 175 of the Factories Act 1961;

(c) of a building intended for the purposes of a university college or college, or of a school or hall of a university;

(d) of a building intended for the purposes of an institution within the PCFC funding sector; or

of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.

(2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted –

(a) in the case of such a building or premises as are mentioned in subsection (1)(a)

(i) to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and

(ii) to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code;

(b) in the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;

(c) in the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.

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Section 106
01/00108/FUL

DATED 3rd AUGUST **2001**

Duplicate/

READING BOROUGH COUNCIL(1)

- and –

KROPIFCO (Properties) LIMITED (2)

Re: 64 – 72 Kings Road, Reading

R C Taylor
Head of Legal Services
Reading Borough Council
Civic Offices Civic Centre
Reading RG1 7TD

Datix 9621/0100108/FUL/SAA

THIS AGREEMENT is made the 5th August 2001

BETWEEN:

READING BOROUGH COUNCIL of Civic Offices Civic Centre Reading RG1 7TD ("the Council") **(1)** and **KROPIFKO PROPERTIES LIMITED** whose registered office is at 59–65 Lowlands Road Harrow Middlesex HA1 3AE

("the Owner") **(2)**

RECITALS

1. Planning Obligation

This Agreement constitutes a planning obligation within the meaning of the term in Section 106 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991

2. The Site

The Council is the Local Planning Authority for the purposes of the Town and Country Planning Act 1990 for the Borough of Reading in which the land at 64 – 72 Kings Road Reading Berkshire ("the Application Land") more particularly described in the First Schedule hereto is situated

3. Land Ownership

The Owner is the owner of the Application Land and has an interest in the Application Land within the meaning of the term in Section 106(9)(b) of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991

4. Planning Application

The Owner has made an application (01/00108/FUL) to the Council for Demolition of Existing retail units and erection of new A3 unit with ancillary staff accommodation on ground and lower ground floors with 5 no. one and two bedroom flats above. ("the Development")

NOW IN PURSUANCE OF THE POWERS CONTAINED in Section 106 of the Town and Country Planning Act 1990 Section 111 of the Local Government Act 1972 and all other powers enabling the Council in this behalf **IT IS HEREBY AGREED AND DECLARED** between the parties hereto as follows:-

1. Definitions

In this Agreement the following expressions shall have the undermentioned meanings:-

1.1 **"1990 Act"**

means the Town and Country Planning Act 1990 as amended

1.2 **"this Agreement"**

means this planning obligation by agreement and any modification thereof approved by the Council pursuant to the powers in Section 106 of the 1990 Act

1.3 **"Application"**

means the application for planning permission submitted to the Council and bearing reference number 01/00108/FUL

1.4 **"Application Land"**

means the land described in the First Schedule hereto

1.5 **"develop"** and **"development"**

shall be construed in accordance with Section 55 of the 1990 Act

1.6 **"the Development"**

means the development permitted by the Planning Permission

1.7 **"Effective Date"**

means the date of this Agreement

1.8 **"Implementation"**

means the carrying out of a "material operation" as defined in Section 56(4) of the 1990 Act and "implement" and "implemented" shall be construed accordingly

1.9 **"Planning Permission"**

means planning permission granted by the Council pursuant to the Application in the form and subject to the Conditions set out in the Second Schedule

1.10 **"Environmental Improvements Contribution"**

means the sum of **FIVE THOUSAND POUNDS (£5,000.00)** as a contribution towards environmental improvements to Reading Town Centre

1.11 **"CCTV Contribution"**

means the sum of **NINE THOUSAND (£9,000.00)** as a contribution towards Reading CCTV and City Safe Programmes

1.12 **"A3 Unit"** means the A3 Unit which used to be located on the ground and lower ground floors situated at the Application Land as described and provided for in the Planning Application

IT IS HEREBY FURTHER AGREED that where the context so requires:

(a) the singular shall include the plural and vice versa

(b) references to any party shall include the successors in title of that party

(c) where a party includes more than one person the obligations of that party shall be joint and several

(d) references to clauses and schedules are references to clauses in and schedules to this Agreement

(e) references to a Statute or Statutory Instrument shall mean and include any statutory revision amendment or re-enactment thereof

(f) words denoting an obligation on a party to do any act or matter or thing include an obligation to procure that it be done, and words placing a party under a restriction include an obligation not to permit infringement of the restriction

AND THAT clause headings do not form part of this Agreement and shall not be taken into account in its construction or interpretation

2. Planning Permission

The Council will on the Effective Date grant the Planning Permission subject to the Conditions and in the form set out in the Second Schedule

3. Covenants by the Owner: declaration

The Covenants by the Owner hereinafter set out are entered into with the intent that those Covenants shall be enforceable without any limits of time against the Owner and any person deriving title from the Owner to all or any part of the Application Land and any person deriving title under them in respect of a lesser interest in the whole or any part of the Application Land as if that person had also been an original covenanting party in respect of the interest for the time being held by him

4. Owner Covenants; notice of implementation

The Owner COVENANTS AND AGREES with the Council that it will give to the Council notice (in accordance with the provisions of Clause 15) of Implementation of the Planning Permission 14 days prior to the actual date of Implementation of the Planning Permission

5. Owner Covenants;

The Owner FURTHER COVENANTS AND AGREES with the Council that

6.1 Restriction on Implementation

The Development will not be implemented until the Environmental Improvements Contribution shall have been paid to the Council.

6.2 The A3 Unit

The A3 Unit will not be occupied until the CCTV Contribution shall have been paid to the Council

6.3 CCTV

The Owner shall pay the CCTV Contribution to the Council prior to occupation of the A3 Unit

7. Land Charge

This Agreement is and shall be registered as a local land charge by the Council

8. Cesser of Liabilities

The liabilities of the Owner and any person deriving title under or from the Owner under this Agreement in relation to the Application Land shall cease (subject to and without prejudice to the Council's rights in relation to any antecedent breach of the obligations contained in this Agreement) after the Owner or such person deriving title under or from the Owner shall have parted with all interest in the Application Land

9. Land Registry

The Owner and the Council jointly and severally apply to the Chief Land Registrar for the noting of the provisions of this Agreement on the Registers of Title Numbers BK 83155 and BK 238937 and BK 73986

10. Revocation

In the event that the Planning Permission expires or is quashed before implementation or is (without the consent of the Owner) revoked by any statutory enactment then in that event the provisions of this Agreement shall lapse and determine and in that event the Council will thereafter effect the cancellation of all entries made in the Register of Local Land Charges in respect of this Agreement and (in addition) the Owner and the Council will jointly and severally apply to the Chief Land Registrar for the cancellation of all entries made on the Register of the Application Land at H.M.Land Registry in respect of this Agreement and if already paid the environmental improvements contribution shall be repaid to the Owners

11. Unpaid monies

In the event that any of the sums payable by virtue of this Agreement ("monies unpaid") is not paid to the Council there shall be paid to the Council:

11.1 Interest

interest at the rate of 4% per annum above the base rate of the National Westminster Bank PLC for the time being in force on the monies unpaid or any amount thereof which may be outstanding from the date on which the payment is due until the date of receipt of payment by the Council

11.2 Costs

the legal costs and expenses incurred by the Council in the recovery of monies unpaid owing to the Council under the terms of this Agreement

12. Payments to the Council

Any payments due to the Council under the terms of this Agreement (SAVING AND EXCEPTING for the legal fees payable to the Council under the provisions of Clause 16) shall (unless otherwise agreed to in writing by the Council) be paid to the Council by means of telegraphic transfer to the Council as follows:

Reading Borough Council
Sorting Code 60-17-21
Bank Account No. 07400888
National Westminster Bank, Market Place, Reading
Account; Reading Borough Council.

13. Consents etc

It is FURTHER AGREED between the Owner and the Council that:

consents

any approval consent certification direction or permission to be given or made by the Council shall not be unreasonably made withheld or delayed

saving for powers

nothing in this Agreement shall fetter or restrict the discretion of the Council in the exercise of their statutory powers or duties under any enactment or other enabling power for the time being in force

14. Notices

Any notice or other written document to be served or given by one party upon or to any other under the terms of this Agreement shall be deemed to have been validly served or given if transmitted by facsimile delivered by hand or sent by prepaid post to the party on whom it is to be served or as otherwise notified for the purpose by notice in writing

15. Addresses for service

The address for any notice or other written communication is

15.1 the Council

for the Council at Civic Offices Civic Centre Reading RG1 7TD

15.2 the Owner

for the Owner as specified above

16. Legal Fees

The Owner agrees to reimburse the Council the legal costs and expenses incurred by the Council in the preparation and completion of this Agreement forthwith upon completion of this Agreement

17. Receipt

The Council hereby acknowledges receipt of the sum of £5,000.00 representing the Environment improvements contribution

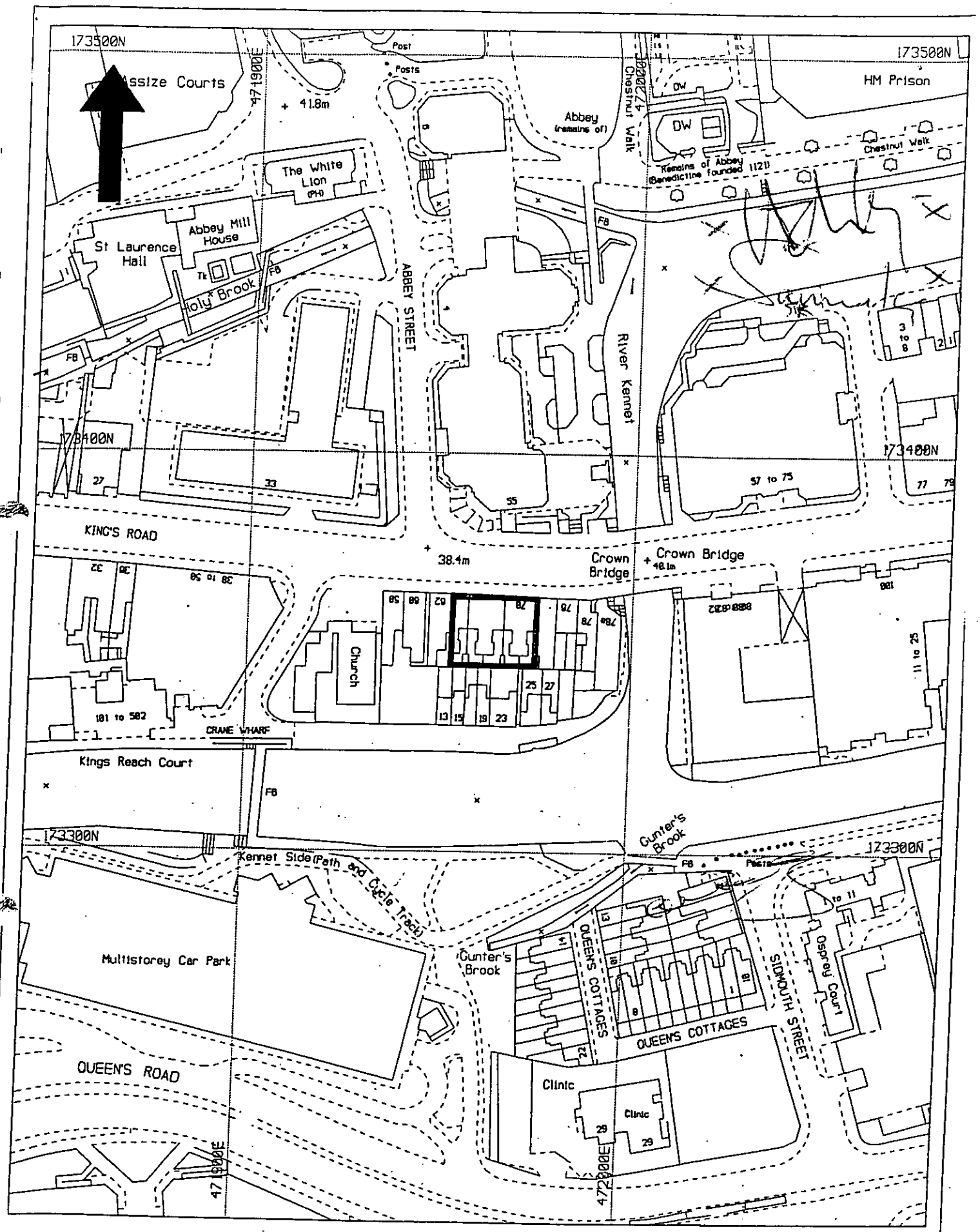
18. Parties Rights

It is not intended that any of the provisions of this Agreement be enforceable (under the terms of the Contracts (Rights of Third Parties) Act 1999) by anyone other than the parties to this Agreement

THE FIRST SCHEDULE (Lands)

Part I (Application Land)

All that the land registered at H.M. Land Registry under Title Numbers BK83155 and BK 238937 and BK 73986 as the same is shown on the Plan annexed hereto and thereon edged red



Title: Location Plan.
64-72, King's Road, Reading.

Date: 02/02/2001

Drg.No. 01/0108/FUL/JF

Scale: 1:1250

Reading Borough Council

Based upon the 1991 Ordnance Survey 1:1250 mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

CASE OFFICER RECOMMENDATION

Agent: D. Edward King Partnership Ltd
Kensington Studios
Kensington Street
Brighton
BN1 4AJ

Application No: 01/00108/FUL

Recommendation: Permitted, subject to a Legal Agreement

Applicant: Kropifco Ltd

Proposal: Demolition of existing retail units and erection of new A3 unit with ancillary staff accommodation on ground and lower ground floors with five flats above.

At: 64-72 Kings Road Reading

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) of the Town & Country Planning Act 1990.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of this development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area.

3. Before the development is commenced details showing how the ground and lower ground floor layout(s) for the A3 use hereby permitted, including internal and external circulation spaces, entrances, toilet accommodation and other relevant facilities can be made fully accessible to all disabled persons shall be submitted to and approved in writing by the local planning authority. Before any of the development is occupied or used it shall be completed in accordance with the approved details. Reason: in the interests of the amenities of future occupants and visitors and in accordance with the Council's policies and practice in respect of access for disabled persons.

4. Before development is commenced on each relevant phase, details shall be submitted to and approved in writing by the Local Planning Authority making provision for a construction method statement. The construction method statement shall show details of:

i. Parking of vehicles of site personnel, operatives and visitors;
ii. Loading and unloading of plant and materials
iii. Storage of plant and materials used in constructing the development
iv. Treatment of all relevant pedestrian routes and highways within and around the relevant site throughout the course of construction and their reinstatement where necessary;
v. Times, routes and means of access into the site for construction traffic and delivery (including the removal of waste from the site and methods of preventing deposition of materials on the public highway;
vi. The siting of any temporary buildings
vii. The method of demolition of the existing structures
viii. Measures for the suppression of dust shall be used whilst demolition and construction are in progress. (These measures to include the provision of a water supply at all areas of demolition).
ix) Method of piling on site.

Thereafter the construction method statement shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. Reason: in the interests of highway and pedestrian safety and convenience, amenity and town centre vitality.

5. Development shall not begin until a scheme for noise attenuation measures have been submitted to and approved in writing by the local planning authority. Any works which form part of the approved scheme shall be completed before any permitted premises are occupied unless an alternative period for completion is agreed in writing by the Authority. Reason: to secure an acceptable scheme for noise attenuation to protect future occupants from unreasonable noise disturbance.

6. Suitable ventilation and filtration equipment shall be installed to suppress and disperse fumes and/or smell created from the cooking operations on the premises. The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues. Details of the equipment shall be submitted to and approved by the local planning authority in writing prior to commencement of the development or conversion works. The approved equipment shall be installed and in full working order prior to the commencement of use. Details to include outlet height which in general should be at least 1m above ridge height of the nearest building. Reason: to ensure that the use has adequate ventilation equipment to ensure that neighbouring properties are not unreasonably polluted by odours from the use.

7. The A3 unit hereby permitted shall not be open to customers outside the hours of 8.00am - 11.00pm Mondays to Sundays and Bank Holidays. Reason: in order to protect the residents of the flats above the use from unreasonable noise disturbance.

8. In the event that the A3 floorspace hereby permitted is not occupied prior to the occupation of the residential units, details of the visual treatment of temporary hoardings to be erected on the site shall be submitted to and approved in writing by the Local Planning Authority. Once these details have been approved the hoardings shall be implemented within one month and maintained until the unit is occupied. Reason: as no such details have been provided and in the interests of the street scene and the visual appearance of the locality and the area in general.

9. The landscaped open area at the rear of the building shall not be made available for use by customers of the A3 use hereby permitted. Reason: in the interests of residential amenity.

10. No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. Reason: to ensure that such archaeological material and evidence of significance should be examined during this development and in the interests of protecting the archaeological heritage of the district in accordance with PPG16 (Archaeological and Planning).

11. No development shall take place until details of secure cycle storage and bin stores have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests promoting alternative means of transport and of the visual appearance of the building and the area in general.

12. This permission relates only to the following drawings:

Proposed Lower Ground Floor Plan	001101/4	Received: 26 January 2001
Proposed Upper Ground Floor Plan	001101/5	Received: 26 January 2001
1st, 2nd & 3rd Floor Plans	0011001-106 Rev. B	Received: 8 May 2001
Elevations		Received: 26 January 2001

INFORMATIVES

1 The developer should be made aware that planning consent has been granted in the particular circumstances of this case for development without parking provision sufficient to conform to currently adopted parking standards.

The site is considered to be a "Special Case", because of its town centre location and its close proximity to bus/rail links. However, there must be no assumption that future occupants of these new homes would be guaranteed a parking space either on-street or in town centre car parks.

The developer should advise future occupants accordingly.

2 For the avoidance of doubt the applicant is advised that a separate application for planning permission and advert regulations consent should be submitted for the shopfront and signage respectively.

3 A S106 Agreement relates to this site.

Approved by Planning Manager/Team Leader : YES / NO

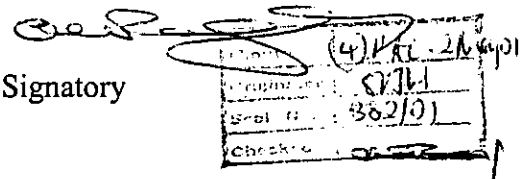
Signed : _____

Date : _____

EXECUTED as a Deed by the Parties hereunto on the above date

EXECUTED (BUT NOT DELIVERED)
UNTIL THE DATE HEREOF) by)
the affixing of THE COMMON)
SEAL of **READING BOROUGH**)
COUNCIL in the presence of:-)

Authorised Signatory



SIGNED AS (BUT NOT DELIVERED)
UNTIL THE DATE HEREOF) by)
the said **KROPIFCO LIMITED**)
acting by a Director and its Secretary or)
two Directors in the presence of:-)

Director

Director/Secretary

Reading BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE ORDER 1995)

APPLICATION FOR FULL PLANNING PERMISSION

To: D. Edward King Partnership Ltd
Kensington Studios
Kensington Street
Brighton
BN1 4AJ

Application No: 01/00108/FUL

Applicant: Kropifco Ltd

READING BOROUGH COUNCIL as local planning authority GRANT FULL planning permission for the following development.

Proposal: Demolition of existing retail units and erection of new A3 unit with ancillary staff accommodation on ground and lower ground floors with five flats above.

At: 64-72 Kings Road Reading

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: 8TH AUGUST 2001

David Gworthy

Head of Planning and Transport

NOTES

APPEALS

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

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(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

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(1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show –

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.

(5) In this section references to the adequancy or inadequacy of means of access for the fire brigade shall b construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

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(a) of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);

(b) of any of the following (being in each case, premises in which persons are employed to work)-

(i) office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;

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(iii) factories as defined by section 175 of the Factories Act 1961;

(c) of a building intended for the purposes of a university college or college, or of a school or hall of a university;

(d) of a building intended for the purposes of an institution within the PCFC funding sector; or

of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.

(2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted –

(a) in the case of such a building or premises as are mentioned in subsection (1)(a)

(i) to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and

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(3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

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Under the requirements of the Environmental Protection Act 1990 (Part 2) and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licensed by the Environment Agency acting in their capacity as Waste Disposal Authority and additional procedures may have to be followed. There may also be occasions when hazardous substances such as gas from former landfil sites could be a problem. Advice about all these issues can be obtained from:

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BUILDING REGULATIONS

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Reading BOROUGH COUNCIL

Application At: 64-72 Kings Road Reading

Application No: 01/00108/FUL

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) of the Town & Country Planning Act 1990.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of this development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area.

3. Before the development is commenced details showing how the ground and lower ground floor layout(s) for the A3 use hereby permitted, including internal and external circulation spaces, entrances, toilet accommodation and other relevant facilities can be made fully accessible to all disabled persons shall be submitted to and approved in writing by the local planning authority. Before any of the development is occupied or used it shall be completed in accordance with the approved details. Reason: in the interests of the amenities of future occupants and visitors and in accordance with the Council's policies and practice in respect of access for disabled persons.

4. Before development is commenced on each relevant phase, details shall be submitted to and approved in writing by the Local Planning Authority making provision for a construction method statement. The construction method statement shall show details of:

i. Parking of vehicles of site personnel, operatives and visitors;
ii. Loading and unloading of plant and materials
iii. Storage of plant and materials used in constructing the development
iv. Treatment of all relevant pedestrian routes and highways within and around the relevant site throughout the course of construction and their reinstatement where necessary;
v. Times, routes and means of access into the site for construction traffic and delivery (including the removal of waste from the site and methods of preventing deposition of materials on the public highway;
vi. The siting of any temporary buildings
vii. The method of demolition of the existing structures

Date: 8th August 2001

David Gworthy

Head of Planning and Transport DG

NOTES

APPEALS

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 – Section 32

(1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show –

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.

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SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

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(b) of any of the following (being in each case, premises in which persons are employed to work)-

(i) office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;

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of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.

(2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted –

(a) in the case of such a building or premises as are mentioned in subsection (1)(a)

(i) to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and

(ii) to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code;

(b) in the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;

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Reading Borough Council

viii. Measures for the suppression of dust shall be used whilst demolition and construction are in progress. (These measures to include the provision of a water supply at all areas of demolition).

ix) Method of piling on site.

Thereafter the construction method statement shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. Reason: in the interests of highway and pedestrian safety and convenience, amenity and town centre vitality.

5. Development shall not begin until a scheme for noise attenuation measures have been submitted to and approved in writing by the local planning authority. Any works which form part of the approved scheme shall be completed before any permitted premises are occupied unless an alternative period for completion is agreed in writing by the Authority. Reason: to secure an acceptable scheme for noise attenuation to protect future occuapnts from unreasonable noise disturbance.

6. Suitable ventilation and filtration equipment shall be installed to suppress and disperse fumes and/or smell created from the cooking operations on the premises. The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues. Details of the equipment shall be submitted to and approved by the local planning authority in writing prior to commencement of the development or conversion works. The approved equipment shall be installed and in full working order prior to the commencement of use. Details to include outlet height which in general should be at least 1m above ridge height of the nearest building. Reason: to ensure that the use has adequate ventilation equipment to ensure that neighbouring properties are not unreasonably polluted by odours from the use.

7. The A3 unit hereby permitted shall not be open to customers outside the hours of 8.00am - 11.00pm Mondays to Sundays and Bank Holidays. Reason: in order to protect the residents of the flats above the use from unreasonable noise disturbance.

8. In the event that the A3 floorspace hereby permitted is not occupied prior to the occupation of the residential units, details of the visual treatment of temporary hoardings to be erected on the site shall be submitted to and approved in writing by the Local Planning Authority. Once these details have been approved the hoardings shall be implemented within one month and maintained until the unit is occupied. Reason: as no such details have been provided and in the interests of the street scene and the visual appearance of the locality and the area in general.

9. The landscaped open area at the rear of the building shall not be made available for use by customers of the A3 use hereby permitted. Reason: in the interests of residential amenity.

Date: 8TH AUGUST 2001

David Gworthy

Head of Planning and Transport

NOTES

APPEALS

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(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

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(4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.

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SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

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(b) in the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;

(c) in the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.

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Reading Borough Council

10. No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. Reason: to ensure that such archaeological material and evidence of significance should be examined during this development and in the interests of protecting the archaeological heritage of the district in accordance with PPG16 (Archaelogical and Planning).

11. No development shall take place until details of secure cycle storage and bin stores have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests promoting alternative means of transport and of the visual appearance of the building and the area in general.

12. This permission relates only to the following drawings:

Proposed Lower Ground Floor Plan	001101/4	Received: 26 January 2001
Proposed Upper Ground Floor Plan	001101/5	" "
1st, 2nd _ 3rd Floor Plans	0011001-106 Rev. B	" " 8 May 2001
Elevations		" " 26 January 2001

INFORMATIVES

1 The developer should be made aware that planning consent has been granted in the particular circumstances of this case for development without parking provision sufficient to conform to currently adopted parking standards.

The site is considered to be a "Special Case", because of its town centre location and its close proximity to bus/rail links. However, there must be no assumption that future occupants of these new homes would be guaranteed a parking space either on-street or in town centre car parks.

The developer should advise future occupants accordingly.

2 For the avoidance of doubt the applicant is advised that a separate application for planning permission and advert regulations consent should be submitted for the shopfront and signage respectively.

3 A S106 Agreement relates to this site.

Date: 8th August 2001

David Gworthy

Head of Planning and Transport

NOTES

APPEALS

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(b) in the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;

(c) in the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.

(3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipework) needing disposal. Under the requirements of the Environmental Protection Act 1990 (Part 2) and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licensed by the Environment Agency acting in their capacity as Waste Disposal Authority and additional procedures may have to be followed. There may also be occasions when hazardous substances such as gas from former landfil sites could be a problem. Advice about all these issues can be obtained from:

Environment Agency
Isis House, Howberry Park
Wallingford
Oxon OX10 8BD

Telephone: (01491) 832801 Fax: (01189) 533302

BUILDING REGULATIONS

This planning permission does not give approval under the Building Regulations. Before any works are commenced you should check with the Building Control Section of the Council whether any approval is required under the Building Regulations.