

**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 18 OF THE TOWN AND
COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER
2015 (AS AMENDED)**

To: Network Rail
1 Eversholt Street
London
NW1 2DN

Application No: 201473
Application type: Prior Approval under Part
18 Class A.

Applicant: Network Rail

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

Proposal: Prior Approval under Part 18 Class A to Schedule 2 of the Town and Country Planning (General Permitted Development) (GPDO) (England) Order 2015 (as amended) for reconstruction works to Huntley & Palmers Underline Bridge (Southern end of Napier Road underpass)

At: Huntley & Palmers Bridge, Napier Road Underpass, Napier Road, Reading, Berkshire, RG1 3DH

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: 16 March 2021



Head of Planning, Development
& Regulatory Services

Application At: Huntley & Palmers Bridge, Napier Road Underpass, Napier Road, Reading, Berkshire, RG1 3DH

Application No: 201473

Application type: Prior Approval

CONDITIONS & REASONS

1. The development for which prior approval is hereby granted shall ONLY be carried out in accordance with the following approved plans:

Drawing No.s:

- 100001 REV A02 - Napier Rd Underpass Railway Works Site Location Plan
- 041126-ARC-DRG-ECV-90001 Rev A01- Huntley and Palmers Underbridge Existing General Arrangement Plan
- 041126-ARC-DRG-ECV-90002 Rev A01 - Huntley and Palmers Underbridge Existing General Arrangement Section and Elevation
- 041126-ARC-DRG-ECV-90007 - Rev A01 - Huntley and Palmers Underbridge Proposed - Demolition
- 041126-ARC-DRG-ECV-90006 - Rev A01 - Huntley and Palmers existing defects drawings west abutment and wingwall
- 041126-ARC-DRG-ECV-90005 Rev A01 - Huntley and Palmers Underbridge existing defects drawings east abutment and wingwall

Received by the Local Planning Authority on 20th October 2020

- 174013-arc-1700-hup01-drg-ecv-001108 p02.1 - Identification of options for providing masonry cladding to structure proposed option - post fixed Masonry cladding

Received by the Local Planning Authority on 15th March 2021

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, to ensure the development does not inure the amenity of the neighborhood and in accordance with Policy CC7 of the Reading Borough Local Plan 2019

Date: 16 March 2021



SDV
Head of Planning, Development
& Regulatory Services

2. Prior to commencement of works relating to the facing and header course brickwork to the southern underpass entrance as shown on the approved plans, full details and brick samples of the facing brick cladding and header course, to include a timetable for their provision, shall be submitted to and approved in writing by the Local Planning Authority. The samples and details shall include details of the lime mortar colour and size of pointing. The brick cladding and header course shall be fully provided and thereafter maintained in accordance with the timetable, samples, and details approved.

REASON: To ensure that the development does not injure the amenity of the neighbourhood and in accordance with Policy CC7 of the Reading Borough Local Plan 2019

INFORMATIVES

1. Any works affecting the highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should be made aware that compliance with this document is mandatory and licences to work on the highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Transport section of the Reading Borough Council website.
2. Any works affecting the highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should be made aware that compliance with this document is mandatory and licences to work on the highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Transport section of the Reading Borough Council website.
3. 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.
4. It is the applicant's responsibility to ensure any appropriate separate licenses / consents necessary to carry out the proposed works have been secured.

Date: 16 March 2021



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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 using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.gov.uk/pcs.

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.