

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

**APPLICATION TO VARY/REMOVE CONDITION UNDER SECTION 73 OF THE TOWN
AND COUNTRY PLANNING ACT 1990**

To: Pegasus Group
The Columbia Centre
Station Road
Bracknell
RG121LP

Application No: 181050
Application type: Variation of Condition

Applicant: Shaylor Group

READING BOROUGH COUNCIL as Local Planning Authority hereby **GRANT** planning permission for the development as described below:-

Proposal: Replacement of various windows on all elevations, various trickle vents on north, south and west elevations, new balustrades on north and west elevations and associated external works without complying with conditions no. 2 (approved plans) of planning permission ref. 171822 to facilitate relocation of trickle vents, replacement windows and additional aluminium curtain walling

At: 1 New Century Place East Street Reading RG1 4ET

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: 31 August 2018



Head of Planning, Development & Regulatory Services *RE*

Application At: 1 New Century Place East Street Reading RG1 4ET

Application No: 181050

Application type: Variation of Condition

CONDITIONS & REASONS

1. The development hereby permitted shall not be carried out other than in accordance with the following plans:

1110 Rev A - Proposed Plan Level 0

1112 Rev A - Proposed Plan Level 2

1113 Rev A - Proposed Plan Level 3

Received by the Local Planning Authority on 27th November 2017

1036 - NCP1 - Proposed typical detail sections

Received by the Local Planning Authority on 12th December 2017

1111 Rev B - Proposed Plan Level 1

Received by the Local Planning Authority on 15th December 2017

9000 rev E - New Century Place 1 Proposed Elevations 1 of 2 Elevations 01-03

Received by the Local Planning Authority on 15th June 2018

Drawing no. 9001 rev F - New Century Place 1 Proposed Elevations 2 of 2 Elevations 04-05

Received by the Local Planning Authority on 25th July 2018

Reason: To clarify which plans/documents have been approved and in the interests of proper planning.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building unless where otherwise stated on the approved plans.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Borough LDF Central Area Action Plan 2009.

3. The glazing and ventilation shall be installed in accordance with the specifications recommended within the acoustic assessment submitted with the application (Building 1, New Century Place, Reading Noise Assessment by Apex Acoustics Ref 5628.6A dated 01/02/18, as received 02/02/18).

Reason: To protect the amenity of future occupants of the building in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).



Date: 31 August 2018

Head of Planning, Development & Regulatory Services *RE*

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but 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. The determination of this planning application required officers to work positively and proactively to provide a recommendation for approval and agree an extension of time.
3. These works may require separate approval under the Building Regulations. Please contact the Council's Building Control service for further advice on (0118) 937 2449.
4. The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.



Date: 31 August 2018

Head of Planning, Development & Regulatory Services *RE*

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.