

**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: HCC Property Services
Three Minsters House
Winchester
SO238UL

Application No: 201109
Application type: Regulation 3 Planning
Approval

Applicant: Education Asset Management - 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: New boiler flue to East elevation of Henry Building. Replacement buttressing to retaining wall of Henry Building

At: Katesgrove Primary School Dorothy Street Reading RG1 2NL

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: 8 October 2020



Head of Planning, Development
& Regulatory Services

Application At: Katesgrove Primary School Dorothy Street Reading RG1 2NL

Application No: 201109

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:

Location Plan A4

2039(L) 001 (work identification/block plan)

E04858-HCC-ZO-00-DR-M-3001 Rev. A Mechanical Engineering Services Proposed Flue Arrangement

E04836S-01 Rev. P2 Retaining Wall Plan Layout

E04836S-02 Rev. P2 Retaining Wall Elevations

E04836S-03 Rev. P2 Retaining Wall Sections & Detail

As received by the Local Planning Authority on 6 August 2020.

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. Notwithstanding any notations as may appear on the approved plans in Condition 2 above, no development of the buttress walls hereby permitted shall commence beyond foundation level until a schedule of the materials to be used in the construction of the walls of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall confirm the type of bricks, the mortar (type, strength) and mortar strike.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with policies CC7 and EN1 of the Reading Borough Local Plan 2019.

4. No installation of the flue hereby permitted shall take place until the type and colour of enamel paint and method of application has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development

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responds positively to the local context and character in accordance with policies CC7 and EN1 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. 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.
2. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.
3. 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.
4. A separate Listed Building Consent is relevant to this planning permission (reference 201110/LBC).
5. Your attention is drawn to the likely requirement for separate submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on 0118 937 2449 for advice.

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