

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

APPLICATION FOR FULL PLANNING PERMISSION

To: Daniel Lelliott Krauze Limited
Chiltern Chambers
37 St Peters Avenue
Caversham
Reading
RG4 7DH

Application No: 190738
Application type: Full Planning Approval

Applicant: Caversham Baptist Church

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

Proposal: New external ramp and stairs, external changes to doors and side ramp balustrade and new notice board.

At: Caversham Baptist Free Church Prospect Street Caversham Reading RG4 8JB

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: 14 August 2019



Head of Planning, Development
& Regulatory Services

Application At: Caversham Baptist Free Church Prospect Street Caversham Reading RG4 8JB

Application No: 190738

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin within three years from the date of this planning permission.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Received 7th May 2019 unless otherwise stated:

Existing Doors and Joinery - Drawing no: 1972/S02 Rev B [with respect to matching the existing door design]

Proposed Site Plan - Drawing no: 1972/P02 Rev G, received 7th August 2019

Proposed First Floor and Roof Plan - Drawing no: 1972/P03 Rev D [with respect to external works]

Proposed Services Ground Floor Plan - Drawing no: 1972/P12 Rev B [with respect to external works]

Proposed Services First Floor Plan - Drawing no: 1972/P13 Rev B [with respect to external works]

Proposed Services Roof Plan - Drawing no: 1972/P14 Rev B

Proposed Elevations and Details 1 - Frontage South Street- Drawing no: 1972/P04 Rev G, received 7th August 2019

Proposed Elevations and Details 2- Drawing no: 1972/P05 Rev G, received 7th August 2019

Proposed Elevations and Details 3 - Car Park- Drawing no: 1972/P06 Rev G, received 7th August 2019

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

3. The following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

a) Samples of all facing brick materials stone which demonstrates the type, colour and texture of the materials for the new access ramp;

b) Samples of all facing stone materials which demonstrates the type, colour and texture of the materials for the new access ramp;

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The relevant part of the works shall not be carried out other than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the Core Strategy Policy CS33 and the NPPF.

4. All new works, and works of making good to the retained fabric, unless approved otherwise in writing by the local planning authority, shall be finished to match existing, original or adjacent work (as deemed appropriate by the local planning authority) with regard to the methods used and to materials, colours, textures and profiles.

Reason: In order to safeguard the special architectural and historic interest of the Listed Building in accordance with the requirements of policy

5. No development shall take place until full details of both hard and soft landscaping have been submitted to and been approved in writing by the local planning authority. The submitted details shall include:

(a) hard surfacing materials; and

(b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and

(c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.

(d) Planting bed specifications.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7

6. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. The hard landscaping shall be completed before occupation of the development. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7

7. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted. Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7

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8. Prior to the commencement of development full sectional details, to show existing levels and the proposed 'build up' to the front of the southern entrance (South Street), to accommodate the proposed ramp and two sets of steps, to be submitted to and approved by the Local Planning Authority. Thereafter, the proposed scheme is to be implemented in accordance with the approved details.

Reason: To safeguard the special architectural and historic interest of the Listed Building in accordance with the requirements of Adopted Core Strategy Policy CS33 and the NPPF.

INFORMATIVES

1. 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.

2. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

3. i) 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.

ii) 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 note 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 Council's website.

4. 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.

5. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

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6. This permission needs to be read alongside the advertisement consent 190739 and the listed building consent as granted by the Listed Buildings Advisory Committee of the Baptist Union of Great Britain and the Baptist Union of Wales, issued on 29th March 2019, and all work undertaken in accordance with all relevant conditions.

7. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted.

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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.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on 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.