

**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: DP9 Limited
100 Pall Mall
London
SW1Y 5NQ

Application No: 182054
Application type: Full Planning Approval

Applicant: Inception (Reading) Sarl (c/o Moorgarth Group Ltd)

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: Demolition of all existing structures, erection of a part 7, part 8 storey building for use as 101 bed Hotel (Class C1 Use) at Ground - 8th Floor and Restaurant with ancillary Bar (Class A3/A4 Use) at ground floor, with means of access, servicing and associated works

At: 20 Hosier Street Reading RG1 7JL

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: 4 November 2019



Head of Planning, Development
& Regulatory Services

Application At: 20 Hosier Street Reading RG1 7JL

Application No: 182054

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:

Plans Received 23rd November 2018 unless otherwise specified:

Location Plan 18370 0395 P01

Proposed site plan 18370 0301 P01

Proposed ground floor plan 18370 0310 P05 received 2/7/2019 (plan date 2/7/2019)

Proposed servicing strategy 18370 0390 P01

Proposed 1st floor plan 18370 0311 P02

Proposed 2nd floor plan 18370 0312 P02

Proposed 3rd floor plan 18370 0313 P02

Proposed 4th floor plan 18370 0314 P02

Proposed 5th floor plan 18370 0315 P02

Proposed 6th Floor plan 18370 0316 P02

Proposed 7th Floor Plan 18370 0317 P01

Proposed roof plan 18370 0338 P04 received 21/6/2019 (plan date 4/6/2019)

Proposed north elevation 18370 0340 P03

Proposed east elevation 18370 0341 P03

Proposed south elevation 18370 0342 P04

Proposed south elevation to show proposed possible regrading ref 18370 0352 P03 received 5/7/2019 (plan date 5/7/2019)

Proposed west elevation 18370 0343 P03

Proposed sections 18370 0352 P00

Proposed Street scenes 18370 0344 P01

Typical bay elevation 18370 0380 P02

Cycle Parking, Premier Inn Hosier Street ref 18370 0397 Rev 00 dated 04.01.2019

Supporting Documents:

Design and Access Statement

Date: 4 November 2019



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

3. **No development (barring demolition) shall take place until details of the materials to be used in the construction of the external surfaces of the development including patterned brickwork, 'chequer board' brickwork and projecting snap header brick features; all external fixtures, fittings, window frames and mortar and details of window and doorway reveals have been submitted to and been approved in writing by the local planning authority. Details shall include manufacturer's specification details of all external facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site - 2 metres by 2 metres in size - approved details to then be retained on site throughout the duration of the construction of the development). The development shall be carried out using only the approved materials.

Reason: In the interests of safeguarding the character and appearance of the building and the wider immediate area and for the purpose of ensuring that work is appropriate to the setting of the special architectural and historic interest of the nearby listed buildings/structures and views into/out of the Conservation Area, in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Central Area Action Plan 2009.

4. ** No development (including demolition) shall take place, including any works of demolition, until a Demolition and Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority to provide for:

- a) space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided
- b) location on site for storage of plant and materials used in demolishing and constructing the development
- c) the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- d) any footpath closures or road closures needed during demolition and/or construction
- e) wheel washing facilities on site
- f) a scheme for recycling waste resulting from the demolition and/or construction works
- g) the provisions to be made for the control of noise and dust coming from the site during demolition and construction.

The measures within the approved Demolition and Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the Local Planning Authority.

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Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety, in accordance with Policies CS20, CS34 and CS36 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

5. No building hereby permitted shall be occupied until the bicycle parking facility for that dwelling/building has been provided in accordance with the approved plan Cycle Parking, Premier Inn Hosier Street ref 18370 0397 Rev 00 dated 04.01.2019. The facility shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with the Local Planning Authority's approved transport policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

6. Prior to the first use of the building hereby permitted details of the proposed bin storage facilities and recycling arrangements, also including measures to prevent pests and vermin accessing the bin stores, shall be submitted to and approved in writing by the local planning authority. The approved bin storage area shall be provided in accordance with the approved details prior to the first use of the building and shall not be used thereafter for any purpose other than bin storage.

Reason: To ensure that sufficient provision is made for the storage of refuse and recyclables and to safeguard the amenity (including visual amenity) of existing nearby / future occupiers / road users from potential disturbance and/or smells/nuisance/pests and highway safety, in accordance with Policies CS2, CS7 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

7. Prior to the first use of the building hereby permitted, details of the management of delivery and servicing vehicles accessing the development site and the anticipated number of vehicle trips associated with delivery and servicing vehicles for the development shall be submitted to and approved in writing by the local planning authority. Thereafter deliveries and servicing will be carried out in accordance with the approved details.

Reason: In the interest of the safety and convenience of all highway users in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

8. The existing access(es) to the site shall be stopped up and abandoned prior to first occupation/use as an hotel. The footway(s) and verge shall be reinstated to the satisfaction of the Local Planning Authority.

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Reason: In the interests of road safety and maintenance of the highway in accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Sites and Detailed Policies document Policy DM12.

9. Prior to the first use of the building hereby permitted, the glazing and ventilation systems shall be installed in accordance with the specifications recommended within the acoustic assessment approved as part of this application: Acoustic Planning Report Rev 03 produced by Hoare Lea dated 15.11.2018 (received 23.11.2018) The glazing and ventilation systems for the building shall be retained as approved thereafter.

Reason: To protect the amenity of future guests / occupiers of the proposed development in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

10. No externally-located mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted to and approved in writing by the local planning authority. The assessment shall be carried out for in accordance with BS4141:2014 methodology. The predicted specific sound level (LAeq,TR) as measured at a point 1 metre external to sensitive facades shall be at least 10dB below the existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to sensitive facades shall not exceed the existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment. The plant shall thereafter only be installed in accordance with the assessment and maintained as approved thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

11. No kitchen extraction system serving any use hereby permitted shall be installed until an odour assessment has been carried out and a detailed odour management plan to include scale plans, odour control specifications and a maintenance plan has been submitted and approved in writing by the local planning authority. Reference shall be made to the DEFRA Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (January 2005) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the development shall not be carried out other than in accordance with the approved scheme.

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Reason: To safeguard the amenities of the adjoining premises and the area generally, 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).

12. **No development (excluding material operations including demolition, site clearance and preparation and temporary hoardings) shall take place until a detailed Air Quality Assessment to determine the impact of the development on current local air quality has been submitted to and approved in writing by the local planning authority. If a negative impact on air quality is identified - a Mitigation Plan demonstrating sufficient mitigation to prevent this negative impact on air quality including a timetable for implementation shall also be submitted to and approved in writing by the Local planning Authority prior to commencement of development. The mitigation scheme, if required, shall be implemented as approved prior to occupation of any part of the development and retained as approved at all times thereafter.

Reason: to protect the health of future occupants of the proposed development in accordance with Policy DM19 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

13. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

14. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CS34 and CS2 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

15. Prior to the first use of the building hereby permitted details (location / number / design / specification) of the biodiversity improvements including integral bat roosting and bird nesting opportunities (including swift bricks) shall be submitted to and approved in writing by the local planning authority. No use of the building hereby

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approved shall commence until the approved biodiversity enhancements have been completed. The biodiversity enhancements shall be maintained as such thereafter.

Reason: To ensure provision of suitable biodiversity enhancements in the development, in accordance with Policy CS36 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies RC5 and RC14 of the Reading Central Area Action Plan (2009).

16. **No development shall take place until full details of the drainage design along with its implementation, maintenance and management plan of the sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The details shall include:

- i. a timetable for its implementation, and
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The approved sustainable drainage scheme shall be completed prior to the first occupation of any residential unit hereby approved and thereafter managed and maintained in accordance with the approved plan/details.

Reason: To ensure that the development contributes adequately towards environmental sustainable urban drainage, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

17. The development shall not be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place until works have been undertaken in accordance with the agreed housing and infrastructure phasing plan and shall be retained thereafter.

Reason: Network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

18. **No development (barring demolition) shall take place until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating with

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a minimum score of 68% across the building has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

19. Prior to the first use of the building hereby permitted a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor shall be submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in the above condition. The development shall thereafter be undertaken in accordance with the details as set out in the approved Certificate and be retained as such thereafter.

Reason: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

20. Prior to the first use of the building hereby permitted details of an external lighting strategy and scheme (covering all external lighting proposed, including a plan indicating the locations of the lights, specifications, height, luminance; where applicable lens shape/beam pattern and any hoods/shades) shall be submitted to and been approved in writing by the Local Planning Authority. No use within the building hereby permitted shall commence until the approved lighting scheme has been completed. The lighting scheme shall be maintained as such thereafter.

Reason: In order to protect the amenity of future guests/occupiers and nearby occupiers, ensure that wildlife is not adversely affected and enhance the appearance of the development, in accordance with Policies CS7 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC5 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

21. The maximum number of bedrooms within the hotel hereby approved shall not at any time exceed the approved number of 101 bedrooms, and shall include no fewer than 5 accessible bedrooms (one room per floor 1st- 5th floor shown on the plans hereby approved) within the approved number of 101 bedrooms.

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Reason: In order to prevent over-occupancy of the hotel accommodation which would have a detrimental impact on the amenities of guests and to ensure that the internal layout of the building provides flexibility for the accessibility of all potential users, in accordance with Policies CS3 and CS5 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).

22. The Class A3/A4 premises shall not be used by members of the public outside the hours of 06:00 - 24:00 with the last food order taken at 23:00, on Monday to Sunday.

Reason: in order to protect existing local residents and users from unreasonable disturbance arising from the uses, 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).

23. Notwithstanding the provisions of Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended), the ground floor commercial units hereby approved shall retain 'active window displays' along the length of the frontages, without the installation of window vinyls, roller shutters, or similar.

Reason: in the interests of retaining vibrant and attractive streetscenes, in line with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and the principles of Policy RC10 of the Reading Central Area Action Plan 2009.

24. **Prior to the commencement of development, except for demolition to ground level, the applicant will implement a programme of archaeological field evaluation in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The results of the evaluation will inform the preparation of a mitigation strategy which will be submitted by the applicant and approved in writing by the Local Planning Authority prior to the commencement of the development. The mitigation strategy shall be implemented in accordance with the approved details.

Reason: The site lies in an area of archaeological potential. Archaeological monitoring or evaluation will ensure preservation, either by record or in situ, of any heritage assets present on the site in a manner appropriate to their significance, in accordance with Policy CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

25. That the A4 use class within the permitted ground floor restaurant/bar (A3/A4) shown on approved Proposed Ground Floor Plan 18370 0310 P05 (as received 2/7/2019) shall remain ancillary to the main A3 use class.

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Reason: To accord with the terms of the application, and to ensure that separate/wider use of the stated spaces would not detract from the amenities of the area and the character of the locality, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

26. The development shall be carried out in accordance with the measures within the submitted "20 HOSIER STREET, READING, RG1 7JL - DRAFT CRIME PREVENTION STANDARDS" document dated July 2019 received by the Local Planning Authority 16th July 2019; and shall be first implemented prior to occupation and thereafter retained.

Reason: To protect the amenity of future occupants of the proposed development and in the interests of safeguarding the character and appearance of the buildings and the wider immediate area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC5 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

27. Prior to the first use of the building hereby permitted the Fire Safety Measures shall be installed in accordance with the specifications recommended within the submitted 'Fire Strategy Summary' document ref DOC-1919616-5A-MeH-20190703-BroadStreet Hotel Summary produced by Hoare Lea received 3rd July 2019. These measures for the building shall be retained as approved thereafter.

Reason: To protect the amenity of future guests / occupiers of the proposed development in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

28. **No development shall take place until details of finished floor levels relative to existing floor/ground levels have been submitted to and been approved in writing by the local planning authority. The development shall be carried out only in accordance with the approved details.

Reason: As insufficient detail of these matters has been submitted and in order to ensure a satisfactory relationship between the proposed development and adjacent development to protect views in and out of the development in the interests of visual amenity in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

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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. 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.
3. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:
www.communities.gov.uk/publications/planningandbuilding/partywall
4. To minimise the disturbance by noise of future guests / users and its effect on neighbouring premises, the proposal should be designed and constructed to achieve the insulation requirements set out in Building Regulations.
5. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning
6. No advertisement consent approved as part of this application and you are advised that this permission is granted without prejudice to the possibility of requiring consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).
7. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted (shown with an **) 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.

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8. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is nonnegotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is CHARGEABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments. For more information go to:

http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

9. 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.

10. 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.

11. Separate Local Authority Licensing approval is likely to be required.

12. 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.

13. The Council's Highways section should be contacted at 19 Bennet Road, Reading, RG2 0QX, telephone: 0118 937 2138, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 week's notice to obtain details of underground services on the applicants' behalf.

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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.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.