

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

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

To: Firstplan
Bramah House
65-71 Bermondsey Street
London
SE1 3XF

Application No: 172042
Application type: Variation of Condition

Applicant: Honest Burgers Ltd.

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

Proposal: Retrospective application for variation of condition 2 (approved plans) of planning permission 170637 dated 21/07/17 (for external alterations at ground floor level) namely to include a level entrance door and minor cosmetic alterations to the ground floor east elevation

At: Unit 2 3-5 King Street Reading

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: 9 March 2018



Head of Planning, Development
& Regulatory Services *J.P.M.*

Application At: Unit 2 3-5 King Street Reading

Application No: 172042

Application type: Variation of Condition

CONDITIONS & REASONS

1. Condition 1 of the original planning permission (3 years for implementation - Ref 170637) is no longer relevant, as the permission has already been implemented.

2. The development hereby permitted shall not be carried out other than in accordance with the following drawings and documents;

- Site Location Plan 2461/00.01
- Drawing No: Block Plan 2461/00.02

Received 21st April 2017

- Proposed External Alteration Elevation A - King Street - Ref: S2461/05.01 Rev B
- Proposed External Alteration Elevation B - High Street - Ref: S2461/05.02 Rev C
- Supporting letter dated and received 15th November 2017

Received 15th November 2017

- Proposed External Alteration Elevation C - Market Place - Ref: S2461/05.03 Rev D

Received 7th February 2018

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

3. The materials to be used in the completion of the proposed works shall match those specified in the submitted drawings.

Reason: To ensure that the new development appears in keeping with the existing building, in the interests of the character and appearance of the area, in accordance Policies CS7 and CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (altered 2015) and Policy RC5 of the Reading Central Area Action Plan 2009.

4. The use of the ground floor of the property shall not be carried out other than in a manner which maintains views into the ground floor area of the building from the windows/doors hereby approved fronting King Street, High Street and Market Place.



Date: 9 March 2018

Head of Planning, Development
& Regulatory Services *J.B.M.*

Reason: To ensure that an active frontage is maintained to the street in the interests of the vitality of the town centre and providing visual interest to the street, in accordance with Policy RC10 (Active Frontages) of the Reading Central Area Action Plan 2009 and Policy DM23 (Shopfronts and Cash Machines) of the Sites and Detailed Policies Document 2012 (altered 2015).

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to enable a positive officer recommendation to be made and for the application to be determined in a timely manner, within the agreed timeframes.
2. 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.

Date: 9 March 2018



Head of Planning, Development
& Regulatory Services *J.P.M.*

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.co.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.