

**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: Freeths  
Cumberland Court  
80 Mount Street  
Nottingham  
NG1 6HH

Application No: 172326  
Application type: Variation of Condition

**Applicant:** CCL Develco 4 Limited

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:** Upgrade to existing elevations in connection with residential use granted under prior approval (reference 170512) without complying with condition no.2 of planning permission ref. 170915 to allow further changes to cladding and glazing to all elevations

**At:** 300 Kings Road Reading RG1 4HP

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: 23 April 2018



Head of Planning, Development & Regulatory Services *RE*

**Application At:** 300 Kings Road Reading RG1 4HP

**Application No:** 172326

**Application type:** Variation of Condition

**CONDITIONS & REASONS**

1. The development hereby permitted shall begin no later than three years from the date that planning permission 170915 was issued {17th August 2017}.

Reason: A Section 73 application should not be used to extend the time, as imposed by Condition on the original planning permission, within which a development must be started in accordance with Section 73(5) 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 and details:

252\_PLN\_001 REV A Location Plan;

252\_PLN\_002 REV A Block Plan;

252\_PLN\_020 REV A Existing North Elevation;

252\_PLN\_021 REV A Existing South Elevation;

252\_PLN\_022 REV A Existing West and East Elevations;

252\_PLN\_030 REV A Existing North & South Elevation

Received by the Local Planning Authority on 6th June 2017

Drawing no.s:

1150PD110 Rev D - Proposed North Elevation

1150PD112 Rev D - Proposed East and West Elevations

1150PD111 Rev D - Proposed South Elevation

Received by the Local Planning Authority on 28th December 2017

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

3. The development hereby permitted shall not be carried out other than in accordance with the Construction Method Statement rev 03 (revised to include Highways comments PR 20/03/2018) and the 300 Kings Road - Site Logistics and Layout drawing ref. SK001 Rev 03 - Aerial View rev 03 (revised in line with LA comments) received by the Local Planning Authority on 20th March 2018.

Reason: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

4. The hours of noisy construction, demolition and associated deliveries shall be restricted to 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 approval from the Local Planning Authority.



Date: 23 April 2018

Head of Planning, Development & Regulatory Services *RE*

Reason: In the interests of the amenities of nearby residents in accordance with Policy DM4 of the Sites and Detailed Policies Document.

5. The development hereby permitted shall not be carried out other than in accordance with the MJC Tree Services Limited Tree Protection Plan & Arboricultural Method Statement Rev (Job no. ref. MJC-17-0207) dated 18th December 2017 Received by the Local Planning Authority on 20th December 2017.

Reason: To ensure that retained trees and vegetation are adequately protected, in the interests of the visual amenities of the locality and in accordance with Policy CS38 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

6. The development hereby permitted shall not be carried out other than in accordance with the materials set out with the Kenn Scaddan Associates Architects Materials Schedule ref. 1150 - Materials dated 08/01/17 received by the Local Planning Authority on 9th January 2018.

Reason: in the interests of ensuring a satisfactory appearance of the development and the visual amenity of the surrounding area in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

### 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. These works will also require separate approval under the Building Regulations. Please contact the Reading Borough Council Building Control Service for further advice on (0118) 937 2449.

3. 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.

4. The Local Planning Authority has been positive and proactive in dealing with the planning application by advising on matters to make the proposal acceptable.



Date: 23 April 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](http://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.

## 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](mailto: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.