

**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: HTA Design LLP
78 Chamber Street
London
E1 8BL

Application No: 210549
Application type: Regulation 3 Planning
Approval

Applicant: Reading Borough Council

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: Various renovation works to the three tower blocks (Wensley Court, Irving Court and Riversley Court), including replacement of the external envelope and windows, extended and reconfigured entrance areas incorporating altered refuse and recycling facilities, replacement ground floor escape doors, external stairs and windows, roof level works, various landscaping works including planting and surface treatments, and external cycle parking stores.

At: Wensley Court (No. 193), Irving Court (No.203) and Riversley Court (No. 205) Wensley Road Reading RG1 6EA / 6EB / 6ED

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: 22 July 2021



Head of Planning, Development
& Regulatory Services

Application At: Wensley Court (No. 193), Irving Court (No.203) and Riversley Court (No. 205) Wensley Road Reading RG1 6EA / 6EB / 6ED

Application No: 210549

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 and documents:

HTA-A_DR_0001 Rev A Site Location Plan, as received 08/04/2021
HTA-A_DR_0002 Rev B Existing Site Plan, as received 14/05/2021
HTA-A_DR_0003 Rev A Existing Constraints Plan, as received 08/04/2021
HTA-A_DR_0030 Rev B Existing Site Section AA & BB, as received 14/05/2021
HTA-A_DR_0031 Rev B Existing Site Section CC & DD, as received 14/05/2021
HTA-A_DR_0032 Rev B Existing Site Section EE & FF, as received 14/05/2021
HTA-A_DR_0033 Rev B Existing Site Section GG & HH, as received 14/05/2021
HTA-A_DR_0040 Rev A 193 Existing Plan - Level 00, as received 08/04/2021
HTA-A_DR_0041 Rev A 193 Existing Plan - Level 01, as received 08/04/2021
HTA-A_DR_0042 Rev A 193 Existing Plan - Level 02,04,06,08,10,12&14, as received 08/04/2021
HTA-A_DR_0043 Rev A 193 Existing Plan - Level 03,05,09&15, as received 08/04/2021
HTA-A_DR_0044 Rev A 193 Existing Plan - Level 07,11&13, as received 08/04/2021
HTA-A_DR_0045 Rev A 193 Existing Roof Plan, as received 08/04/2021
HTA-A_DR_0050 Rev B 193 Existing Elevations - Front/West, as received 14/05/2021
HTA-A_DR_0051 Rev B 193 Existing Elevations - Rear/East, as received 14/05/2021
HTA-A_DR_0052 Rev B 193 Existing Elevations - Side, as received 14/05/2021
HTA-A_DR_0055 Rev A 193 Existing Sections - AA & BB, as received 08/04/2021
HTA-A_DR_0060 Rev A 203 Existing Plan - Level 00, as received 08/04/2021
HTA-A_DR_0061 Rev A 203 Existing Plan - Level 01, as received 08/04/2021
HTA-A_DR_0062 Rev A 203 Existing Plan - Level 02,04,06,08,10,12&14, as received 08/04/2021
HTA-A_DR_0063 Rev A 203 Existing Plan - Level 03,05,07,09,11&13, as received 08/04/2021
HTA-A_DR_0065 Rev A 203 Existing Roof Plan, as received 08/04/2021

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HTA-A_DR_0070 Rev B 203 Existing Elevations - Front/East, as received 14/05/2021
HTA-A_DR_0071 Rev B 203 Existing Elevations - Rear/West, as received 14/05/2021
HTA-A_DR_0072 Rev B 203 Existing Elevations - Side, as received 14/05/2021
HTA-A_DR_0075 Rev A 203 Existing Sections - AA & BB, as received 08/04/2021
HTA-A_DR_0080 Rev A 205 Existing Plan - Level 00, as received 08/04/2021
HTA-A_DR_0081 Rev A 205 Existing Plan - Level 01, as received 08/04/2021
HTA-A_DR_0082 Rev A 205 Existing Plan - Level 02,04,06,08,10,12&14, as received 08/04/2021
HTA-A_DR_0083 Rev A 205 Existing Plan - Level 03,05,07,09,11&13, as received 08/04/2021
HTA-A_DR_0085 Rev B 205 Existing Roof Plan, as received 14/05/2021
HTA-A_DR_0090 Rev B 205 Existing Elevations - Front/West, as received 14/05/2021
HTA-A_DR_0091 Rev B 205 Existing Elevations - Rear/East, as received 14/05/2021
HTA-A_DR_0092 Rev B 205 Existing Elevations - Side, as received 14/05/2021
HTA-A_DR_0095 Rev B 205 Existing Sections - AA & BB, as received 14/05/2021
HTA-A_DR_0110 Rev B Proposed Phase 2 Site Plan, as received 14/05/2021
HTA-A_DR_0130 Rev B Proposed Phase 2 Site Sections AA & BB, as received 14/05/2021
HTA-A_DR_0131 Rev B Proposed Phase 2 Site Sections CC & DD, as received 14/05/2021
HTA-A_DR_0132 Rev B Proposed Phase 2 Site Sections EE & FF / A B, as received 14/05/2021
HTA-A_DR_0133 Rev B Proposed Phase 2 Site Section GG & HH / A B, as received 14/05/2021
HTA-A_DR_0140 Rev A 193 Proposed Phase 2 Plan - Level 00, as received 08/04/2021
HTA-A_DR_0141 Rev A 193 Proposed Phase 2 Plan - Level 01, as received 08/04/2021
HTA-A_DR_0142 Rev A 193 Proposed Phase 2 Plan - Level 02,04,06,08,10,12&14, as received 08/04/2021
HTA-A_DR_0143 Rev A 193 Proposed Phase 2 Plan - Level 03,05,09&15, as received 08/04/2021
HTA-A_DR_0144 Rev A 193 Proposed Phase 2 Plan - Level 07,11&13, as received 08/04/2021
HTA-A_DR_0145 Rev B 193 Proposed Phase 2 Roof Plan, as received 21/06/2021
HTA-A_DR_0150 Rev A 193 Proposed Phase 2 Elevations - Front/West, as received 08/04/2021
HTA-A_DR_0151 Rev A 193 Proposed Phase 2 Elevations - Rear/East, as received 08/04/2021
HTA-A_DR_0152 Rev A 193 Proposed Phase 2 Elevations - Side, as received 08/04/2021
HTA-A_DR_0155 Rev A 193 Proposed Phase 2 Sections - AA & BB, as received 08/04/2021
HTA-A_DR_0160 Rev A 203 Proposed Phase 2 Plan - Level 00, as received 08/04/2021
HTA-A_DR_0161 Rev A 203 Proposed Phase 2 Plan - Level 01, as received 08/04/2021
HTA-A_DR_0162 Rev A 203 Proposed Phase 2 Plan - Level 02,04,06,08,10,12&14, as received 08/04/2021

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HTA-A_DR_0163 Rev A 203 Proposed Phase 2 Plan - Level 03,05,07,09,11&13, as received 08/04/2021
HTA-A_DR_0165 Rev B 203 Proposed Phase 2 Roof Plan, as received 21/06/2021
HTA-A_DR_0170 Rev A 203 Proposed Phase 2 Elevations - Front/East, as received 08/04/2021
HTA-A_DR_0171 Rev A 203 Proposed Phase 2 Elevations - Rear/West, as received 08/04/2021
HTA-A_DR_0172 Rev A 203 Proposed Phase 2 Elevations - Side, as received 08/04/2021
HTA-A_DR_0175 Rev A 203 Proposed Phase 2 Sections - AA & BB, as received 08/04/2021
HTA-A_DR_0180 Rev A 205 Proposed Phase 2 Plan - Level 00, as received 08/04/2021
HTA-A_DR_0181 Rev A 205 Proposed Phase 2 Plan - Level 01, as received 08/04/2021
HTA-A_DR_0182 Rev A 205 Proposed Phase 2 Plan - Level 02,04,06,08,10,12,14, as received 08/04/2021
HTA-A_DR_0183 Rev A 205 Proposed Phase 2 Plan - Level 03,05,07,09,11&13, as received 08/04/2021
HTA-A_DR_0185 Rev C 205 Proposed Phase 2 Roof Plan, as received 21/06/2021
HTA-A_DR_0190 Rev B 205 Proposed Phase 2 Elevations - Front/West, as received 14/05/2021
HTA-A_DR_0191 Rev B 205 Proposed Phase 2 Elevations - Rear/East, as received 14/05/2021
HTA-A_DR_0192 Rev B 205 Proposed Phase 2 Elevations - Side, as received 14/05/2021
HTA-A_DR_0195 Rev B 205 Proposed Phase 2 Sections - AA & BB, as received 14/05/2021
HTA-A_DR_0900 193 Proposed Phase 2 Landscape Plan, as received 08/04/2021
HTA-A_DR_0901 203 Proposed Phase 2 Landscape Plan, as received 08/04/2021
HTA-A_DR_0902 205 Proposed Phase 2 Landscape Plan, as received 08/04/2021
HTA-A_DR_0630 193 Proposed Cycle Stores, as received 14/05/2021
HTA-A_DR_0631 203 Proposed Cycle Stores, as received 14/05/2021
HTA-A_DR_0632 205 Proposed Cycle Stores, as received 14/05/2021
HTA-A_DR_0640 Swift Brick Locations, as received 21/06/2021
HTA-A_DR_0340 193 Proposed Phase 2 Boundary Treatments Plan, as received 08/04/2021
HTA-A_DR_0350 193 Proposed Phase 2 External Lighting Plan, as received 08/04/2021
HTA-A_DR_0360 203 Proposed Phase 2 Boundary Treatments Plan, as received 08/04/2021
HTA-A_DR_0370 203 Proposed Phase 2 External Lighting Plan, as received 08/04/2021
HTA-A_DR_0380 205 Proposed Phase 2 Boundary Treatments Plan, as received 08/04/2021
HTA-A_DR_0390 205 Proposed Phase 2 External Lighting Plan, as received 08/04/2021
metroSTOR PCM 18 Series Cycle Storage specification, received 24/06/2021

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Reading Borough Council Wensley Road: New Build & Estate Improvements Phase 2
Coley Rise Refurbishment: Design & Access Statement - Updated Tree Planting Strategy
July 2021, as received 02/07/2021

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. No development shall commence on site beyond demolition and foundation level works until a schedule of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Details shall include manufacturers 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 - approved details to then be retained on site throughout the duration of the construction of the development). The development shall be carried out and thereafter maintained in accordance with the details approved.

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 Policy CC7 of the Reading Borough Local Plan 2019.

4. * No development shall commence on site including demolition and any preparatory works until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

5. The approved remediation scheme under Condition 4 shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to

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and approved by the Local Planning Authority before construction above foundation level.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

6. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval. The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be recommenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

7. 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: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

8. 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 Policy CC8 of the Reading Borough Local Plan 2019.

9. Prior to first use of any refuse, recycling and food waste store hereby approved, details of measures to prevent pests and vermin accessing the bin store(s) shall be

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submitted to and approved in writing by the local planning authority. The approved pest and vermin control measures shall be provided as part of the refuse, recycling and food waste store layouts/details hereby approved, with the overall facilities implemented fully in accordance with those details shown on the approved plans. Thereafter, the facility (ies) shall be kept available for refuse, recycling and food waste storage at all times.

Reason: In the interests of the visual amenity of the area and to ensure that adequate provision is made for the storage of refuse, in accordance with Policies CC5, CC7 and CC8 of the Reading Borough Local Plan 2019.

10. Prior to first use of the Riversley Court refuse, recycling and food waste store hereby approved, details of how refuse and recycling collections will be managed from Riversley Court (including vehicles, servicing and deliveries), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter refuse collection, servicing and deliveries will be carried out fully in accordance with the approved details.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policies CC7 and TR3 of the Reading Borough Local Plan 2019.

11. * No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for WHERE REQUIRED:

- 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 constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works.
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;

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j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period 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 protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

12. Prior to the first use of the reconfigured external amenity area (where cycle parking is located) of the relevant block (Wensley Court, Irving Court or Riversley Court), the bicycle parking facility for that block shall be provided in accordance with the plans and details hereby approved. 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 Policies TR1 and TR5 of the Reading Borough Local Plan 2019.

13. No development shall commence on site (barring any demolition or preparatory works) until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a. Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), other vehicle and pedestrian access and circulation areas;
- b. Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, storage units (beyond the cycle stores approved), CCTV, signs, lighting, external services);
- c. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), tree pit specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
- d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;
- e. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points;

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the first use of the external cycle stores approved as part

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of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: These details are required prior to commencement of development (barring demolition) because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

14. Prior to the first use of any extended entrance facilities to any of the blocks hereby approved, a plan indicating the positions, design, materials and type of boundary treatment to be erected, shall be submitted to an approved in writing by the Local Planning Authority. Where appropriate the boundary treatment shall include the provision of mammal gaps. The boundary treatment shall be implanted in accordance with the approved plan before the first use of any extended entrance facilities to any of the blocks or otherwise in accordance with a timescale agreed in writing by the Local Planning Authority.

REASON: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policies CC7 and EN12 of the Reading Borough Local Plan 2019.

15. Prior to the first use of any extended entrance facilities to any of the blocks hereby approved, a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall thereafter be carried out in accordance with the approved details and for the period specified.

REASON: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved in accordance with Policies CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

16. * No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has

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been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

17. Prior to the first use of any extended entrance facilities to any of the blocks hereby approved, full details of all external lighting to be installed within the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and orientation, any hoods/shades, and an isolux contour map to show light spill levels (down to 2 lux if operating between 23:00 and 07:00, or down to 10 lux if operating only between 07:00 and 23:00) and showing neighbouring buildings. The details shall demonstrate that light levels will not exceed the relevant guidance lux levels specified in the Institute of Lighting Professionals : Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and shall also demonstrate how glare will be controlled. The approved scheme shall thereafter be installed prior to the first use of any extended entrance facilities to any of the blocks hereby approved and the external lighting shall thereafter be maintained and operated in accordance with the approved details.

REASON: In order to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

18. No soft landscaping works hereby approved shall take place within the site until the applicant, or their agents or their successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: The site lies within an area of high archaeological potential, as identified during archaeological investigations. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded so as to advance our understanding and significance of any buried remains to be lost, and in the interest of protecting the archaeological heritage of the Borough, in accordance with national policy and Policies EN1 and EN2 of the Reading Borough Local Plan 2019.

19. Prior to the first use of any extended entrance facilities to any of the blocks hereby approved, details of the a) access control system and b) CCTV system serving Wensley

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Court, Irving Court and Riversley Court must be submitted to and approved in writing by the local planning authority. The development (and subsequent access control and CCTV systems) shall be carried out in accordance with the approved details prior to the first use of any extended entrance facilities to any of the blocks and the approved details shall be maintained as such thereafter.

Reason: To protect the amenity of future occupiers 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 CC7 and CC8 of the Reading Borough Local Plan 2019.

20. The development shall be carried out in accordance with the measures proposed, including those specified as option 4, within the energy statement hereby approved: Reading Borough Council Wensley Road: New Build & Estate Improvements Phase 2 Energy Statement by HTA Sustainability Issue 1 dated 31/03/2021, as received 08/04/2021.

Reason: To ensure that the development contributes adequately towards environmental sustainability through energy measures and to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policies CC2 and CC3 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 agreed extended timescale for the decision to be issued.
2. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted (with a *) 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. 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.

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4. 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.

5. 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.

6. 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.

7. 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 non-negotiable. 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 NIL CHARGE. 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

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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.