
Kennet Place

Reading, RG1 3ES

Prior Approval Accompanying Statement - July 2024



Rev A 02.08.2024

Introduction

Introduction

This Accompanying Statement has been prepared to accompany the Prior Approval Application for the change of use of Kennet Place, RG1 3ES.

It is proposed to change the use of the building at ground to fourth floors from office (E Class) to residential (C3), to accommodate 93 No. self-contained flats.

This statement should be read in conjunction with the submitted drawings and documents.

Section 1

Context

1.1 Site Context	4
1.2 Planning Context	7

Context

Site Location and Setting

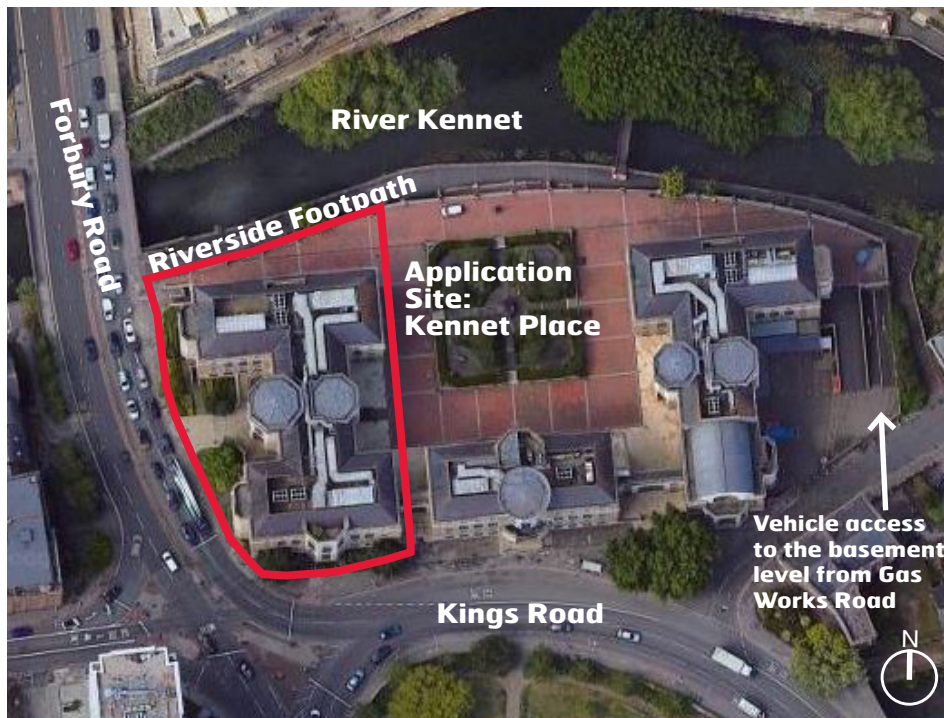
1.1 Site Context

The existing building on the application site is a five-storey building with: a basement car park level with a separate access; and a rooftop plant level. The building is currently unoccupied except the northern office space on the ground floor.

The building was constructed as part of development with 2 other blocks similar in appearance and is the western-most of the 3, situated on the corner by Forbury Road and Kings Road. To the north the site is bordered by the River Kennet.

The broad area surrounding the site is characterised by a variety of building uses. To the north of the site across the River Kennet is the recently-constructed high-density residential development Huntley Wharf.

To the other sides are predominantly high-rise office buildings, with some low-density residential dwellinghouses.



Site Context Map



The Front (West) Elevation viewed from Forbury Road

Context

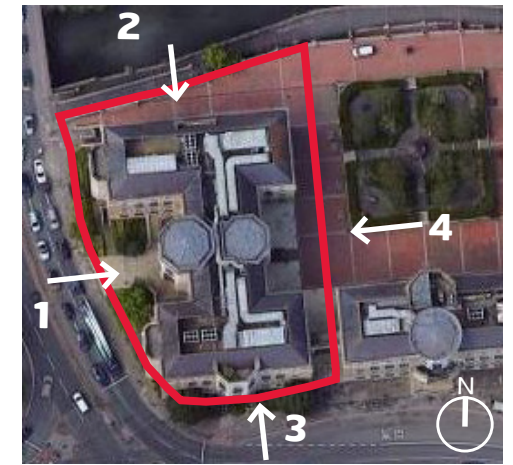
Site Location and Setting



1 - Front elevation viewed from Forbury Road



2 - North Elevation (River Kennet Side)



Key Plan



3 - South Elevation viewed from Kings Road



4 - South Elevation (Courtyard Side)



Context

Site Location and Setting



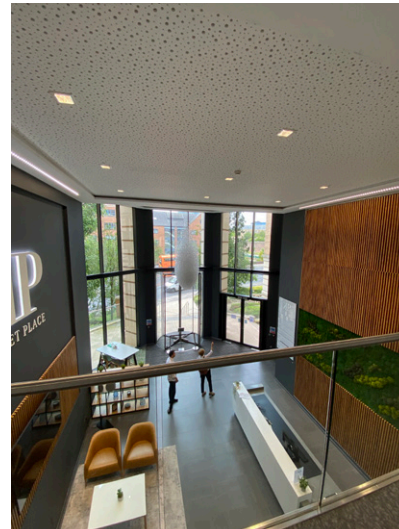
1 - Basement level car park



2 - existing stair core



3 - Existing interior



4 - The existing double-height atrium space



Context

Site Location and Setting

1.2 Planning Context

The site is not located within the Green Belt, in a Conservation Area or any Area of Outstanding Natural Beauty.

The site is not occupied by a listed building nor are there any listed buildings within the immediate vicinity of the site.

The site is located within Flood Zone 2 which has a medium probability of flooding.

RELEVANT PLANNING HISTORY

- **161272** | Full Planning Application for external alterations to front (west) of building comprising: extended reception space including revolving door, new paving, steps, balustrading, soft landscaping, raising of entrance and external seating area. Approved.
- **900017** | Full Planning Application for Erection of 183,000 sq ft office buildings, 250 car parking spaces, new access, landscaping and riverside walkway. Approved.

RELEVANT PLANNING PRECEDENTS

- **220970** | 200-202 Broad Street. Change of use of 1st, 2nd and 3rd floors from Class E (offices) to C3 (dwelling houses) to comprise 9 self-contained flats, comprising 6x 1 bed flats and 3x studios. Approved 2022.
- **211811** | 11-12 Market Place. Change of use of 1st to 4th floors from Class E (offices) to C3 (dwelling houses) to comprise 17 1-bed apartments. Approved 2021.
- **200211** | 20 Greyfriars Road. Change of use from Class B1(a)(offices) to C3 (dwelling houses) to comprise 43 flats. Approved 2020.
- **200756** | 40 Oxford Road. Change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 6 flats. Approved 2020.
- **190602** | Dukesbridge House 23 Duke Street. Change of use of part lower ground floor, part ground floor, first, second, third and loft floors from Class B1(a)(offices) to Class C3 (dwelling houses) to comprise 77 dwellings (26 x studio, 49 x 1 bed, 2 x 2 bed). Approved 2019.
- **170509** | Former Toys R Us Kenavon Drive. Demolition of the two existing retail (Homebase and former Toys R Us) structures and the erection of new buildings ranging between 2 and 11 storeys in height, providing 765 (18 x studio, 302x1, 409x2 and 36x3- bed) residential units (Class C3)... Approved 2018.
- **180156** | Clarendon House 59-75 Queens Road. Change of use of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 49 dwellings. Approved 2018.
- **180139** | 1 Station Road / 22 Friar Street. Change of use 1st, 2nd and 3rd floors of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 11 dwellings. Approved 2018.
- **141280** | 42 Market Place. Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 5 x two bed flats, 13 x one bed flats and 18 studio flats. Approved 2014.

Section 2

Access

3.1 Access	9
3.2 Parking Provision	9
3.3 Waste Management	11

Access

Access & Parking

3.1 ACCESS

A - GENERAL ACCESS

Access to the new flats will be through the existing main entrance and atrium on Forbury Road, which connects to the existing stair core and lifts.

3.2 PARKING PROVISION

B - CAR

Car parking is provided in accordance with the table on page 14 of the Reading Borough Revised Parking Standards and Design SPD. The site is located within Zone 2 of the RBC zonal scheme and generates a requirement of 93 parking spaces plus 9 visitor parking spaces. All parking is located at the existing basement level which is accessed from street level on Gas Works Road.

Requirement:

Private: 1 per flat = 93

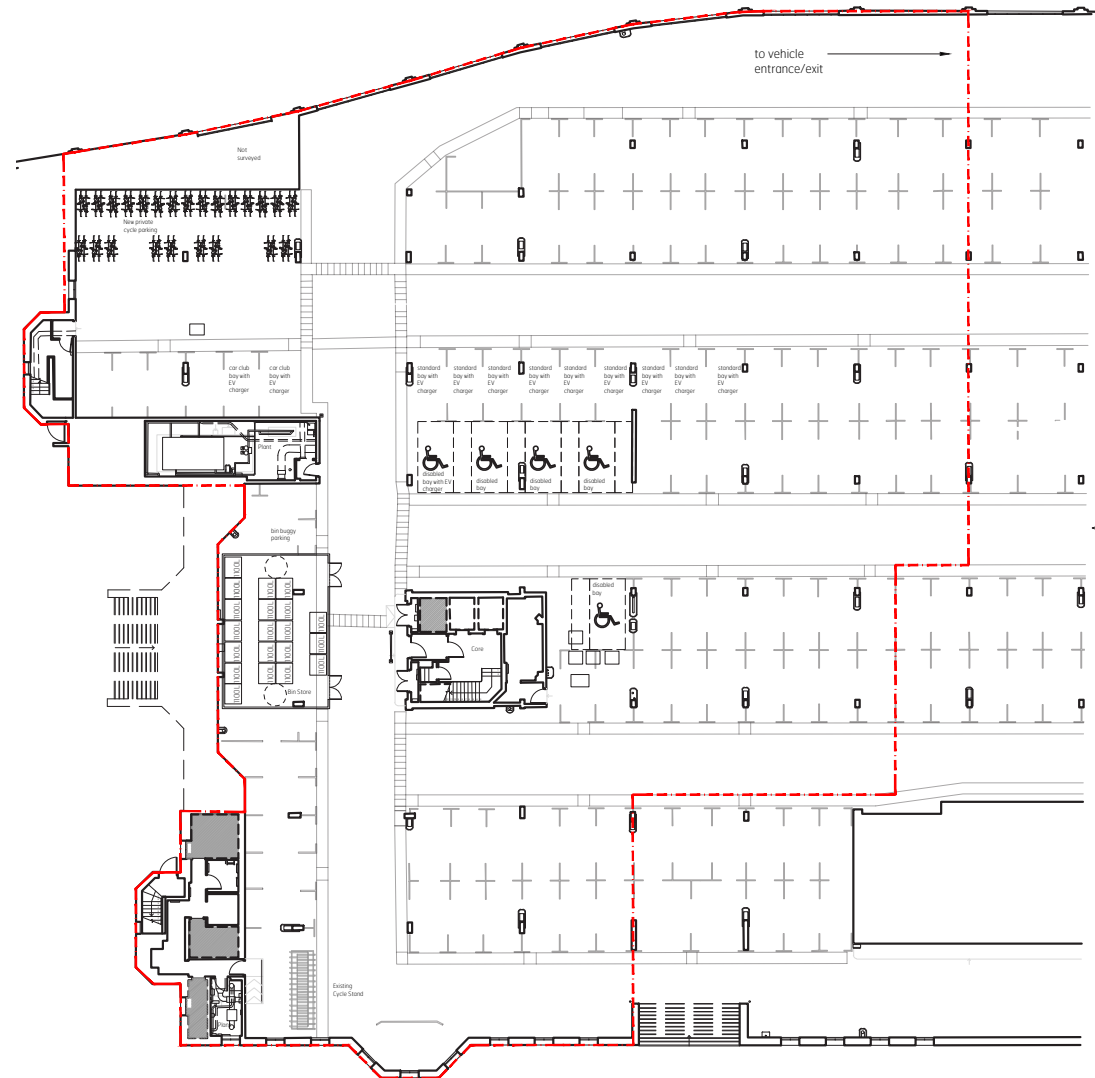
Visitor: 1 per 10 flats = 9

Provision:

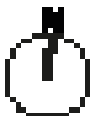
Standard: 93 x parking spaces

Disabled: 5 x parking spaces

Visitor: 3 x parking spaces



Proposed Basement Plan parking layout - not to scale



Access

Access & Parking

B - CYCLES

Secure cycle parking is provided in accordance with the table on page 24 of the Reading Borough Revised Parking Standards and Design SPD. The site generates a requirement of private parking for 47 cycles, and visitor parking for 4 cycles.

Secure cycle parking is provided in the form of 24 x Sheffield stands, enabling parking for 48 No. cycles for the flats. This parking is located in a dedicated area at basement level.

Visitor cycle parking is provided in the form of 2 x Sheffield stands, enabling parking for 4 No. visitor cycles - this parking is located at street level to the front of the main access of the building on Forbury Road.

RBP requirement:

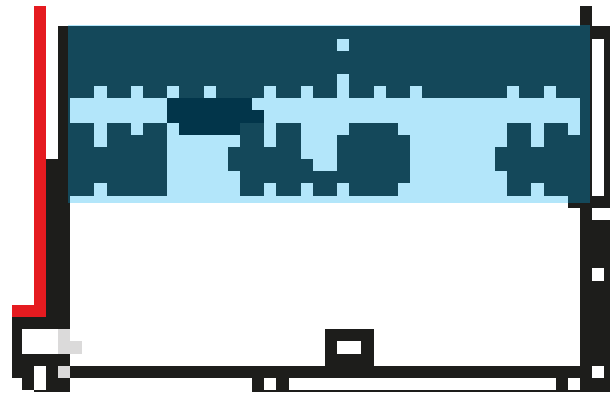
Secure: 0.5 cycles per flat = 46.5 cycles (47)

Visitor: = 4 cycles

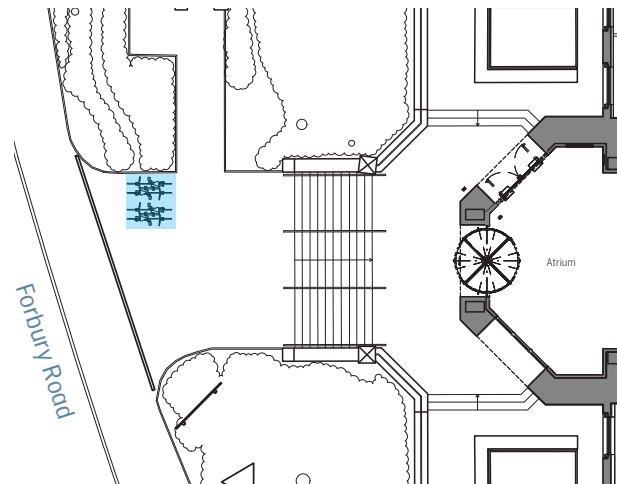
Provision:

Secure: 24 x stands = 48 cycles

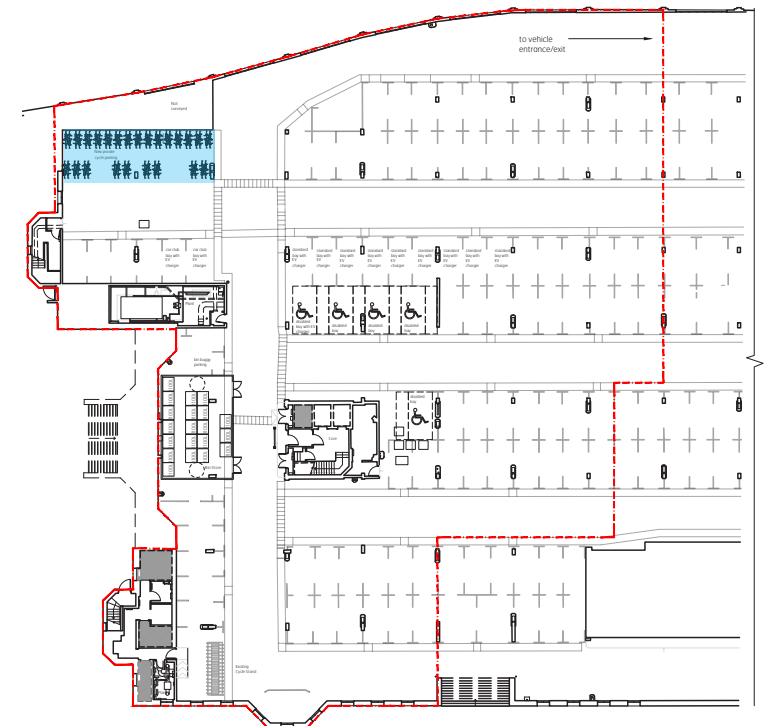
Visitor: 2 x stands = 4 cycles



Callout of the new secure cycle parking - not to scale.



Callout of the ground floor plan showing the new visitor cycle parking by the main entrance on Forbury Road - not to scale.



Location of the secure cycle parking at basement level - not to scale.



Access

Waste Management

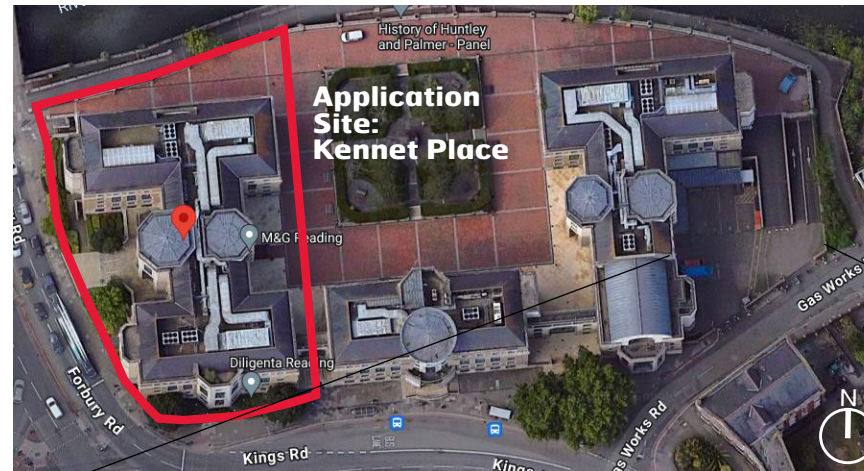
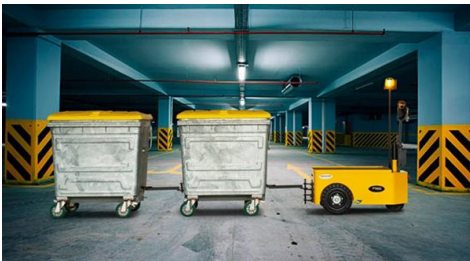
3.3 WASTE MANAGEMENT

A - LOCATION & COLLECTION

As the existing use of the building is as a commercial property, there is no dedicated existing space to accommodate household bins.

Location: The most suitable location for bins is in a dedicated bin store at basement level, as close to the lift core as possible. This reduces the distance for residents to carry their waste for storage.

It is proposed for the building manager to implement a robust waste management plan whereby the bins are moved on collection days (suggested weekly) to the existing yard on Gas Works Road for collection. This would be achieved with the use of a bin towing tractor or trailer of the type shown below.



The vehicle entrance to the basement level from Gas Works Road, and external yard where it is proposed the bins are taken on collection days.

Access

Waste Management

B - CAPACITY

Capacity: Under the Reading Council Waste Management Guidelings the capacity requirement is 1100L per 10 flats on a weekly collection.

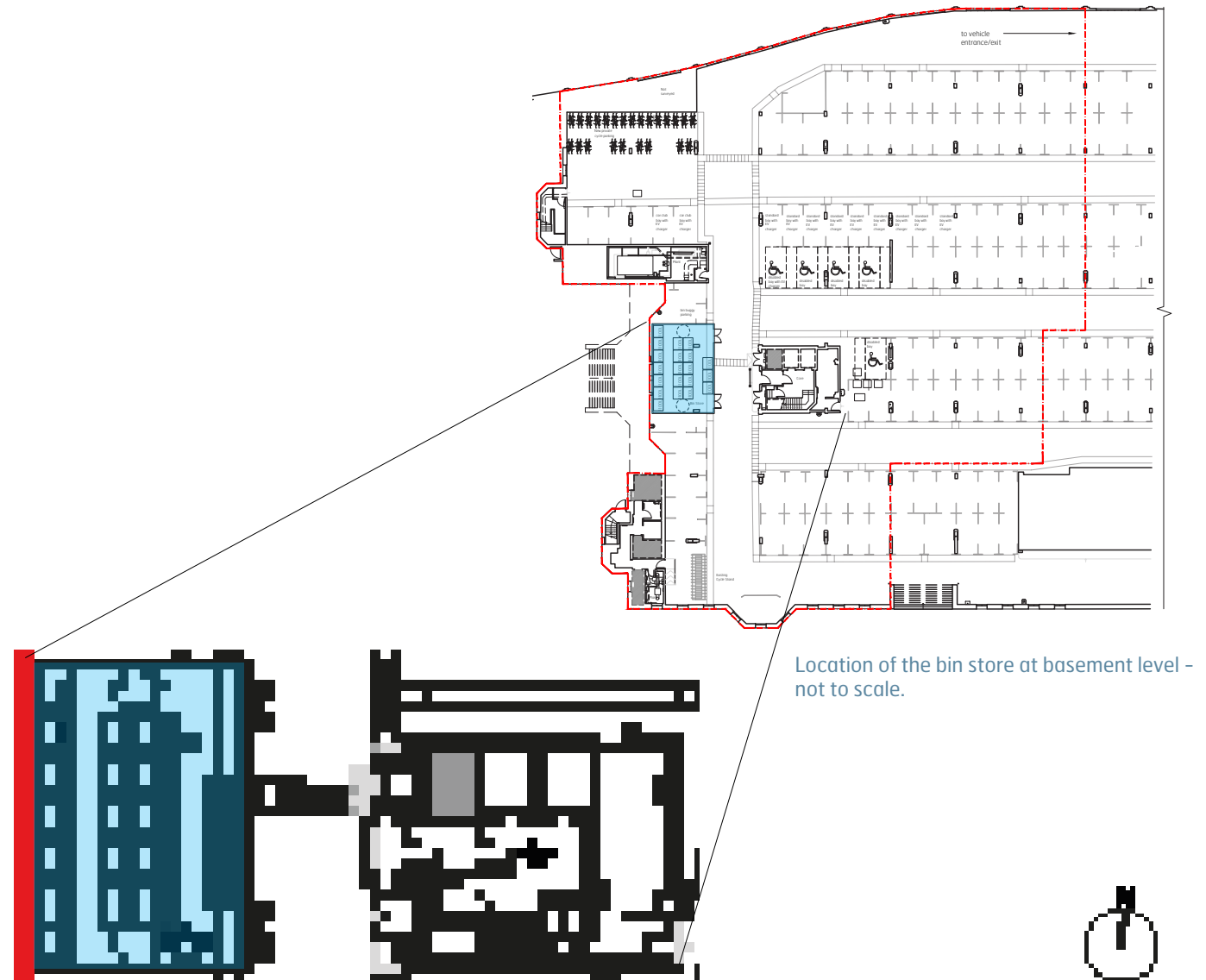
It is therefore proposed to construct a dedicated bin store with a capacity of 20 No. 1100L bins (10 No. each for Refuse, and Recycling) at basement level, located near the stair core.

Requirement

- Refuse: (9.3 x 1100L)	= 10,230L
- Recycling: (9.3 x 1100L)	= 10,230L
- Combined total	= 20,460L

Proposal

- Refuse: (10 x 1100L)	= 11,000L
- Recycling: (10 x 1100L)	= 11,000L
- Combined total of proposed	= 22,000L



Callout of the bin store and core - not to scale

Section 3

Prior Approval Checklist

Proposed Development	14
Permitted Development	17
Development Not Permitted	17
Conditions	19
Conclusion	22

Prior Approval Checklist

Compliance with Part 3, Schedule 2, Class MA of

The Town and Country Planning (General Permitted Development) Order 2021

Proposed Development

The proposal is for the change of use of the ground to fourth floors inclusive from Class E to 93 No. self-contained residential dwellings (Use Class C3), as summarised in the tables below.

All units have been designed to meet or exceed the nationally described space standards.

Summary of compliance with the Technical Housing Standards:

- A dwelling with two or more bedspaces has at least one double (or twin) - **confirmed**
- One double (or twin) bedroom per flat has a floor area of at least 11.5m² and is at least 2.75m wide - **confirmed**
- Storage space of 1.5m² is required, in the form of built-in cupboards or build-in wardrobes (for built-in wardrobes, only the area in excess of 0.72m² in a double bedroom should be counted towards the built-in storage requirement) - **confirmed**
- Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area) - **confirmed**
- any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all - **confirmed**
- the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area - **confirmed - the ceiling heights are as existing**

UNIT CLASS	FLOOR	1B 1P	1B 2P	2B 3P	2B 4P	TOTAL	NIA (sqm)
C3	Ground	4	9	0	5	18	999.00
C3	First	4	9	0	5	18	996.90
C3	Second	4	9	0	6	19	1076.90
C3	Third	4	9	0	6	19	1084.20
C3	Fourth	4	9	0	6	19	1090.30
TOTAL		20	45	0	28	93	5247.30

Proposed Unit Mix

Prior Approval Checklist

Compliance with Part 3, Schedule 2, Class MA of

The Town and Country Planning (General Permitted Development) Order 2021

Proposed Schedule of Areas

FLOOR	FLAT	TYPE	PERSONS	HABITABLE ROOMS	GIA (sqm)
Ground	1	1 BED	2	2	50.00
Ground	2	1 BED	2	2	50.20
Ground	3	1 BED	1	1	37.50
Ground	4	1 BED	2	2	50.30
Ground	5	1 BED	1	1	41.80
Ground	6	1 BED	2	2	56.10
Ground	7	1 BED	2	2	50.00
Ground	8	2 BED	4	3	70.70
Ground	9	2 BED	4	3	70.20
Ground	10	1 BED	2	2	60.70
Ground	11	1 BED	2	1	56.90
Ground	12	2 BED	4	3	70.30
Ground	13	1 BED	1	1	42.30
Ground	14	1 BED	1	1	38.50
Ground	15	2 BED	4	3	76.50
Ground	16	2 BED	4	3	77.00
Ground	17	1 BED	2	2	50.00
Ground	18	1 BED	2	2	50.00
TOTAL			42	36	999.00
1st	19	1 BED	2	2	50.00
1st	20	1 BED	2	2	50.20
1st	21	1 BED	1	1	37.50
1st	22	1 BED	2	2	50.30
1st	23	1 BED	1	1	41.80
1st	24	1 BED	2	2	56.10
1st	25	1 BED	2	2	50.00
1st	26	2 BED	4	3	70.70
1st	27	2 BED	4	3	70.20
1st	28	1 BED	2	2	60.70
1st	29	1 BED	2	2	56.90
1st	30	2 BED	4	3	70.30
1st	31	1 BED	1	1	39.70
1st	32	1 BED	1	1	39.00
1st	33	2 BED	4	3	76.50
1st	34	2 BED	4	3	77.00
1st	35	1 BED	2	2	50.00
1st	36	1 BED	2	2	50.00
TOTAL			42	37	996.90

FLOOR	FLAT	TYPE	PERSONS	HABITABLE ROOMS	GIA (sqm)
2nd	37	1 BED	2	2	50.00
2nd	38	1 BED	2	2	50.20
2nd	39	1 BED	1	1	37.50
2nd	40	1 BED	2	2	50.30
2nd	41	1 BED	1	1	41.80
2nd	42	1 BED	2	2	56.10
2nd	43	1 BED	2	2	50.00
2nd	44	2 BED	4	3	70.70
2nd	45	2 BED	4	3	70.20
2nd	46	1 BED	2	2	60.70
2nd	47	1 BED	2	2	56.90
2nd	48	2 BED	4	3	70.30
2nd	49	1 BED	1	1	39.70
2nd	50	1 BED	1	1	39.00
2nd	51	2 BED	4	3	76.50
2nd	52	2 BED	4	3	77.00
2nd	53	1 BED	2	2	50.00
2nd	54	1 BED	2	2	50.00
2nd	55	2 BED	4	3	80.00
TOTAL			46	40	1076.90
3rd	56	1 BED	2	2	50.00
3rd	57	1 BED	2	2	50.20
3rd	58	1 BED	1	1	37.50
3rd	59	1 BED	2	2	50.30
3rd	60	1 BED	1	1	41.80
3rd	61	1 BED	2	2	52.80
3rd	62	1 BED	2	2	50.00
3rd	63	2 BED	4	3	70.70
3rd	64	2 BED	4	3	70.20
3rd	65	1 BED	2	2	60.70
3rd	66	1 BED	2	2	56.90
3rd	67	2 BED	4	3	70.30
3rd	68	1 BED	1	1	39.70
3rd	69	1 BED	1	1	39.00
3rd	70	2 BED	4	3	76.50
3rd	71	2 BED	4	3	77.00
3rd	72	1 BED	2	2	50.00
3rd	73	1 BED	2	2	50.00
3rd	74	2 BED	4	3	90.60
TOTAL			46	40	1084.20

Prior Approval Checklist

Compliance with Part 3, Schedule 2, Class MA of
The Town and Country Planning (General Permitted Development) Order 2021

Proposed Schedule of Areas

FLOOR	FLAT	TYPE	PERSONS	HABITABLE ROOMS	GIA (sqm)
4th	75	1 BED	2	2	50.00
4th	76	1 BED	2	2	50.20
4th	77	1 BED	1	1	37.50
4th	78	1 BED	2	2	50.30
4th	79	1 BED	1	1	41.80
4th	80	1 BED	2	2	57.30
4th	81	1 BED	2	2	51.60
4th	82	2 BED	4	3	70.70
4th	83	2 BED	4	3	70.20
4th	84	1 BED	2	2	60.70
4th	85	1 BED	2	2	56.90
4th	86	2 BED	4	3	70.30
4th	87	1 BED	1	1	39.70
4th	88	1 BED	1	1	39.00
4th	89	2 BED	4	3	76.50
4th	90	2 BED	4	3	77.00
4th	91	1 BED	2	2	50.00
4th	92	1 BED	2	2	50.00
4th	93	2 BED	4	3	90.60
TOTAL			46	40	1090.30

COMBINED TOTAL	93		222	193	5247.3
----------------	----	--	-----	-----	--------

HOUSING MIX					
	1B 1P	1B 2P	2B 3P	2B 4P	TOTAL
Amount	20	45	0	28	93
%	22%	48%	0%	30%	100%

Prior Approval Checklist

Compliance with Part 3, Schedule 2, Class MA of

The Town and Country Planning (General Permitted Development) Order 2021

Permitted Development

MA.

"Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order."

Development not permitted

MA.1.—(1) Development is not permitted by Class MA -

(b) unless the use of the building fell within one or more of the classes specified in subparagraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;	This requirement is met.
(d) if land covered by, or within the curtilage of, the building— (i) is or forms part of a site of special scientific interest; (ii) is or forms part of a listed building or land within its curtilage; (iii) is or forms part of a scheduled monument or land within its curtilage; (iv) is or forms part of a safety hazard area; or (v) is or forms part of a military explosives storage area	It is not
(e) if the building is within— (i) an area of outstanding natural beauty; (ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981; (iii) the Broads; (iv) a National Park; or (v) a World Heritage Site	It is not.
(f) if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or	This requirement is met.
(g) before 1 August 2022, if— (i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and (ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.	This requirement is met.

Prior Approval Checklist

Compliance with Part 3, Schedule 2, Class MA of The Town and Country Planning (General Permitted Development) Order 2021

MA.1.—(2) The classes mentioned in sub-paragraph (1)(b) are the following classes of the Use Classes Order -

(a) the following classes of the Schedule as it had effect before 1st September 2020— (i) Class A1 (shops); (ii) Class A2 (financial and professional services); (iii) Class A3 (food and drink); (iv) Class B1 (business); (v) Class D1(a) (non-residential institutions – medical or health services); (vi) Class D1(b) (non-residential institutions – crèche, day nursery or day centre); (vii) Class D2(e) (assembly and leisure – indoor and outdoor sports), other than use as an indoor swimming pool or skating rink;	This requirement is met.
(b) on or after 1st September 2020, Class E (commercial, business and service) of Schedule 2.	This requirement is met.

Prior Approval Checklist

Compliance with Part 3, Schedule 2, Class MA of
The Town and Country Planning (General Permitted Development) Order 2021

Conditions

MA.2 — (1) Development under Class MA is permitted subject to the following conditions.

MA.2 — (2) Before beginning development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:

(a) transport impacts of the development, particularly to ensure safe site access; The site is ideal for pedestrian access with good links to public parks and public transport. It is an 11 minute walk from Reading Train Station, 1 minute to King's Road Gardens or the Riverside, and 5 minutes to the large Forbury Gardens Park. The site is in Transport Zone 2 (and adjoins Transport Zone 1), directly surrounding the core area, and well served by public transport. The quantities of Car, Motorcycle, and Cycle Parking are provided in accordance with the Reading Council Parking Standards and Design Supplementary Planning Document. Secure Car and motorcycle parking is provided in the basement, which is accessed from the stair core. The car provision is for 93 private spaces, and 9 visitor spaces. 2 No. motorcycle parking spaces are provided. Secure Cycle parking is provided in the basement and accessed via the stair core. 24 Sheffield Stands for 48 cycle spaces are provided for the new residential units.	See adjacent text
(b) contamination risks in relation to the building;	NA
(c) flooding risks in relation to the building;	The site is in Flood Zone 2. See submitted Flood Risk Assessment.
(d) impacts of noise from commercial premises on the intended occupiers of the development	Refer to the submitted noise impact assessment

Prior Approval Checklist

Compliance with Part 3, Schedule 2, Class MA of

The Town and Country Planning (General Permitted Development) Order 2021

(e)where— (i) the building is located in a conservation area, and (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area	Not relevant to this application.
(f)the provision of adequate natural light in all habitable rooms of the new dwellinghouses;	Please refer to the submitted internal daylight assessment.
(g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and	Not relevant to this application.
(h) where the development involves the loss of services provided by— (i) a registered nursery, or (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006, the impact on the local provision of the type of services lost.	Not relevant to this application.
(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.	Please refer to submitted report.

MA.2 — (3) An application for prior approval for development under Class MA may not be made before 1 August 2021. **This condition is met**

MA.2 — (4) The provisions of paragraph W (prior approval) of this Part apply in relation to an application under this paragraph as if -

(a) for paragraph (e) of sub-paragraph (2) there were substituted— “(e) where— (i) sub-paragraph (6) requires the Environment Agency to be consulted, a site-specific flood risk assessment; (ii) sub-paragraph (6A) requires the Health and Safety Executive to be consulted, a statement about the fire safety design principles, concepts and standards that have been applied to the development,”	Please refer to submitted reports.
(b) in the introductory words in sub-paragraph (5), for “and highways impacts of the development” there were substituted “impacts of the development, particularly to ensure safe site access”;	Please refer to submitted transport statement
(c) after sub-paragraph (6) there were inserted— “(6A)Where the application relates to prior approval as to fire safety impacts, on receipt of the application, the local planning authority must consult the Health and Safety Executive.” (c) after sub-paragraph (6) there were inserted— “(6A)Where the application relates to prior approval as to fire safety impacts, on receipt of the application, the local planning authority must consult the Health and Safety Executive.”	NA
(d) in sub-paragraph (7) for “(5) and (6)” there were substituted “(5), (6) and (6A)”	NA

Prior Approval Checklist

Compliance with Part 3, Schedule 2, Class MA of

The Town and Country Planning (General Permitted Development) Order 2021

MA.2 — (5) Development must be completed within a period of 3 years starting with the prior approval date. **Noted**

MA.2 — (6) Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse. **Noted**

Interpretation of Class MA

Development meets the fire risk condition referred to in paragraph MA.2(2)(i) if the development relates to a building which will—

(a) contain two or more dwellinghouses; and

(b) satisfy the height condition in paragraph (3), read with paragraph (7), of article 9A (fire statements) of the Town and Country Planning (Development Management Procedure) (England) Order 2015

Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO 2015)

Fire Statements

9A – (3) The height condition is that— (a) the building is 18 metres or more in height; or (b) the building contains 7 or more storeys.	Neither condition applies and therefore the building does not fulfil 9A – (3) – (a)
---	---

Prior Approval Checklist

Compliance with Part 3, Schedule 2, Class MA of

The Town and Country Planning (General Permitted Development) Order 2021

Conclusion

There is a consistent theme in all the relevant planning policies and guidance which seeks, in the most robust terms, the economic and effective use of available development land commensurate with environmental considerations, particularly where such land is located in existing urban areas with good public transport.

In summary, the development proposed seeks to convert vacant Use Class E floor space into residential flats, and the above assessment demonstrates compliance with the criteria provided by Class MA of the GPDO 2015.

Section 4

Operational Development

Accompanying Planning Application 24

Operational Development

Accompanying Full Planning Application - PP-13282867

As shown on the proposed drawings, operational development is required for some elements of the scheme, in this instance the following changes requiring planning permission:

- The insertion of twenty (20) new window openings across ground to fourth floor levels on the rear elevation (courtyard side).
- The insertion of three (3) new AOV openings at roof level over the 3 existing stair cores.
- The insertion of two (2) new smokeshaft openings at roof level.

Therefore, the Applicant has submitted an accompanying application for full planning (ref: PP-13282867) to allow for the installation of these proposals, which has been submitted in advance of the Class MA Prior Approval application so that the merits of the operational development will be determined before the Council are required to determine the Prior Approval application.

This approach is consistent with the advice given in the Planning Practice Guidance ("PPG") section of 'What is Development?', which states:

"Do permitted development rights for change of use also allow for physical development?"

Where associated physical development is required to implement the change of use, developers should consider whether it constitutes development and should ensure they have planning permission if necessary. Some permitted development rights for change of use allow for limited physical works to carry out the change. Full details can be found in Part 3 of Schedule 2 to the General Permitted Development Order."

This policy was endorsed by the Courts in *LW Zenith Ltd, R. (On the Application Of) v Secretary of State for Levelling Up, Housing And Communities* where the Courts found that a negatively worded condition can be imposed to compel any operational development which may be relied upon by the Developer to achieve any matter subject to prior approval. As shown on these Class MA drawings, the operational development will ensure: sufficient daylight to the affected units; and a compliant and robust fire strategy can be implemented. To that end, we would respectfully suggest the following wording:

The occupation of the residential flats authorised by this Prior Approval shall not commence until all the works shown on the drawings approved pursuant to the planning permission ref (insert reference) dated (insert date), have been completed.

Given the accord of the developers approach with the NPPG and relevant judicial authority, we trust Officers will agree this as a suitable way forward.