



HTA Design LLP
75 Wallis Road
London
E9 5LN

020 7485 8555
info@hta.co.uk
www.hta.co.uk

Reading Borough Council
Planning
Civic Offices
Bridge Street
Reading
RG1 2LU

14.09.2024
Via Planning Portal

Dear Sir/Madam,

Chair:
Benjamin Derbyshire
Dip Arch Cantab RIBA

Managing Partner:
Simon Bayliss
MA Dip Arch Dip UD

Partners:
Mike De'Ath
BA (Hons) Dip Arch RIBA FRSA
Colin Ainger
BA (Hons)
Caroline Dove
MA (Hons) Dip Arch RIBA
Sandy Morrison
B Arch RIBA
James Lord
BA (Hons) BLA CMLI
Rory Bergin
B Arch msc
Lucy Smith
BA (Hons) msc
Dr Riëtte Oosthuizen
BA (Hons) MA phd
Simon Toplis
MA Dip Arch
Tim Crowther
BA (Hons) B Arch RIBA
John Gray
B Arch (Hons) Dip Arch RIBA

Directors:
Rajiv Ranjan
B Eng MBA
John Nsiah
Bsc (Hons) Dip Arch MBA

Prior Approval Application for the Demolition- 234 Southcote Lane, Reading, RG30 2EZ

We are pleased to advise that an application for prior approval for the demolition of the existing building at 234 Southcote Lane, Reading, RG30 2EZ (hereafter referred to as the 'Site'), under Schedule 2, part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), has been submitted via the Planning Portal (Ref. PP-13299625) on behalf of the Reading Borough Council.

The site is ca. 0.17 hectares and is located to the north of Southcote Lane, adjacent to Coronation Square in the southwest of Reading. To the west is Manor Primary School, while Coronation Square shops are situated to the east. Prospect Park, a public open space, lies to the northeast, and St Matthew's Church is located just southeast of the Site.

The Site formerly housed the Southcote Library, which was closed in 2018. Planning permission for an extension to the Southcote Community Centre on Coronation Square, north of the Site, was granted in 2017 (ref. 171018/FUL). The extension included a new main entrance with a reception desk and lobby, library space, a library store, and a small meeting room. In August 2020, the Policy Committee approved the relocation of Southcote Library Services to this new extension. Since the relocation, the original library site has remained vacant.

In April 2023, the Policy Committee approved the appropriation of the former Southcote Library land from the General Fund (GF) to the Housing Revenue Account (HRA) to enable the development of affordable housing. Consequently, Reading Borough Council plans to redevelop the Site to deliver much-needed affordable housing in the Borough. To facilitate this, the vacant former Southcote Library building will be demolished. A comprehensive planning application for the redevelopment will be submitted in the near future.

Prior Approval

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Under Schedule 2, part 11, Class B, provides for the demolition of a building, without the requirement for planning permission subject to conditions. The Class provides for:

Permitted Development

B. Any building operation consisting of the demolition of a building.



Development not permitted

B.1 Development is not permitted by Class B if—

- a) *the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support.*
- b) *the demolition is “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area) (a); or*
- c) *the building is used, or was last used, for a purpose falling within—
 - (i) article 3(6)(p) (drinking establishments etc.) of the Use Classes Order; or
 - (ii) article 3(6)(q) (drinking establishments with expanded food provision) of that Order.*
- d) *the building is used, or was last used, for the purpose of—
 - (i) a concert hall.
 - (ii) a venue for live music performance.
 - (iii) a theatre.*
- e) *the demolition relates to a statue, memorial or monument (“a commemorative structure”) in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure—
 - (i) that is a listed building.
 - (ii) that is a scheduled monument.
 - (iii) within a cemetery, on consecrated land, or within the curtilage of a place of public worship.
 - (iv) within the grounds of a museum or art gallery.
 - (v) within the curtilage of a dwellinghouse.*

Taking the points above in turn:

- a) The buildings are not unsafe.
- b) The buildings are not statutorily listed or located within a Conservation Area.
- c) The buildings have not been used for these purposes, nor is there any evidence to suggest it was previously used for these purposes.
- d) The buildings have not been used for these purposes, nor is there any evidence to suggest it was previously used for these purposes.
- e)
 - i) The buildings are not commemorative structures which are statutorily listed.
 - ii) The buildings are not commemorative structures which are scheduled monuments.
 - iii) The buildings are not commemorative structures within a cemetery, on consecrated land, or within the curtilage of a place of public worship.
 - iv) The buildings are not commemorative structures which are within the grounds of a museum or art gallery.
 - v) The buildings are not commemorative structures which are within the curtilage of a dwellinghouse

This application seeks the prior approval of the Local Planning Authority (LPA), as to the method of demolition and interim condition of the site. The information submitted in support of this application includes the following documents:

- Application Form
- Site location plan
- Existing drawings and photos



- Statement that the applicant has displayed a site notice in accordance with B.2 (b)(iv) of Part 11 of Schedule 2 of the General Permitted Development Order 2015 (as amended)
- Copy of site notice
- Demolition Method Statement
- Demolition Management Plan
- Site Logistics and Waste Management Plan
- Tree Survey and Report
- Preliminary Ecological Assessment
- Ecological Impact Assessment
- Asbestos Survey

The application fee of £190.00 will be paid via internal transfer.

I would be grateful if you could provide written confirmation of receipt of the application at your earliest convenience.

Please do not hesitate to contact me should you have any queries about this prior approval application.

Yours sincerely,
Michaela Oberhuber, Planner

For HTA Design LLP