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

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

To: Mr Alastair Thornton
Third Floor Suite, Victoria House, 114-116 Colmore Row, Birmingham, United Kingdom, B3 3BD

Application No: PL/24/1320
Application type: Removal/variation of conditions

Applicant: Kings Oak Miami LLP

READING BOROUGH COUNCIL as Local Planning Authority hereby **GRANT** prior approval for the development as described below:

Proposal: Change of use from office use Class B1(a) to use Class C3 to comprise 110 residential units. Prior Notification under Class 0, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 without complying with condition 1 (time limit for completion) of consent ref. 210567 to allow for completion of the development within 6 years rather than 3 years

At: Great Brighams Mead, Vastern Road, Reading, RG1 8DJ

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: 2nd December 2024

Assistant Director of Planning, Transport and Public Protection Services RJE

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Application At: Great Brighams Mead, Vastern Road, Reading, RG1 8DJ
Application No: PL/24/1320
Application type: Removal/variation of conditions

CONDITIONS & REASONS

1. This development under Class O is permitted subject to it being completed within a period of 6 years starting from 1st June 2021, which is the date prior approval was granted.
   REASON: To comply with the requirement of paragraph O.2 (2) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:
   Proposed Ground Floor Plan (drawing ref. (PD)_100_P02)
   Proposed First Floor Plan (drawing ref. (PD)_101_P02)
   Proposed Second Floor Plan (drawing ref. (PD)_102_P02)
   Proposed Third Floor Plan (drawing ref. (PD)_103_P02)
   Proposed Roof Plan (drawing ref. (PD)_104_P02)
   Proposed Sections (drawing ref. (PD)_200_P02)
   Proposed Elevations (drawing ref. (PD)_300_P02)
   Transport Statement and Residential Travel Plan, prepared by Stantec
   Flood Risk Assessment, prepared by Stantec
   Received by the Local Planning Authority on 7th April 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. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:
   Stantec - Great Brighams Mead, Reading - Ground Conditions Assessment Main
   Received by the Local Planning Authority on 27th April 2022
   Appendix A Methodology for Assessment of Land Contamination (England)
   Appendix B Site Walkover
   Appendix C Envirocheck report
   Appendix D Historical and Recent borehole logs
   Appendix E Zetica UXO Risk Map
   Appendix F Linesearch before You Dig Information
   Appendix G Table of Estimated Risk
   Appendix H EA Response Letter

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Appendix I Essential Guidance for Report Readers
Received by the Local Planning Authority on 15th March 2022

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 local Plan 2019.

4. 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 re-commenced 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 local Plan 2019.

5. Prior to first occupation of the development hereby permitted, all flood mitigation and protection measures as contained within Flood Risk Assessment, prepared by Stantec received 7th April 2021 shall be implemented in full and maintained in perpetuity for the lifetime of the development.
   REASON: In order to comply with good practice building for flood resilience/safety in the flood zone and in accordance with Policy EN18 of the Reading Borough Local Plan 2019

6. The development hereby permitted shall not be occupied other than strict accordance with the Stantec Flood Management and Evacuation Plan ref. 332511484 Rev 4, received on 4th October 2023. The approved Flood Management and Evacuation Plan shall be implemented in full and maintained in perpetuity for the lifetime of the development.
   REASON: In order to comply with good practice building for flood resilience/safety in the flood zone and in accordance with Policy EN18 of the Reading Borough Local Plan 2019 and National Planning Policy Framework 2019

INFORMATIVES

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1. The applicant is advised that this decision represents the determination of the Local Planning Authority in respect of Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) Order 2015 as to whether Prior Approval is required in respect of the change of use only. Class O does NOT afford any permitted development rights for external works which affect the exterior of the building in order to implement the change of use. Replacement windows, doors, roofing, elevations or other external development to accommodate this change of use would require a separate full planning application. 3. The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.

2. It will be up to Council's Parking Permits Team to determine whether occupiers of the residential units will be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.

4. 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.

5. In connection with the implementation of this prior approval, no noisy construction, demolition and associated activities should take place outside the hours of 0800 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays. No noisy works shall take place at any time on Sundays and Bank or Statutory Holidays. Please refer to the Council's website for more detailed information:
   http://beta.reading.gov.uk/article/2565/What-noise-is-acceptable-during-construction-and-demolition-work

6. There should be no burning of waste on site.

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7. 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.

8. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

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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.

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 via the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at https://acp.planninginspectorate.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.

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