

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

To: Amy Allen
Savills
Forbury Square
Reading
RG1 3BB

Application No: PL/25/0039
Application type: Prior notification: Demolition

**Application to determine if prior approval is required for a proposed: Demolition of Buildings
Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 11, Class B**

Applicant: C/O Agents C/O Agents

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **GIVEN** for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Application to determine if prior approval is required and is **GIVEN** for a proposed: Demolition of Buildings. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B. For the demolition of a disused boarding house building at Field House, Pepper Lane, Reading RG2 7DG

At: Field House, Pepper Lane, Reading RG2 7DG

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: 30 April 2025



SDV

**Acting Assistant Director, Planning,
Transport & Public Protection**

Application At: Field House, Pepper Lane, Reading RG2 7DG

Application No: PL/25/0039

Application type: Prior notification: Demolition

CONDITIONS & REASONS

In accordance with Class B, Part 11, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015, the approved details are as follows: For the avoidance of doubt all details contained within the following documents (as amended) are approved and must be complied with in accordance with condition (viii)(aa) of Part 11.

1. This development under Class B is permitted subject to it being completed within a period of 5 years starting with the prior approval date on this decision notice.

Reason: To comply with the requirement of paragraph B.2.—(b) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. No works hereby permitted shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy has been submitted to and approved in writing by the council. Thereafter mitigations measures approved in the licence shall be maintained in accordance with the approved details. Should conditions at the site for bats change and / or the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the council prior to commencement of works.

Reason: The building hosts a bat roost which will be affected by the proposals. This condition will ensure that bats, a material consideration, are not adversely impacted upon by the proposed development, and that the Council demonstrates that the council has fulfilled its duties under the 2017 Habitat Regulations

3. All works are to be carried out outside of the bird-nesting season (March – August inclusive) or if this is not practicable, a suitably qualified ecologist will survey the building prior within 48 hours of the commencement of works and advise whether nesting birds are present. If active nests are recorded, works that may disturb any disturb active nest shall not proceed until the nest is no longer occupied.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with and wildlife legislation.

Date: 30 April 2025



SDV

**Acting Assistant Director, Planning,
Transport & Public Protection**

INFORMATIVES

1. This decision solely represents the determination of the Local Planning Authority under Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (as amended) Order 2015 as to whether it's Prior Approval is required in respect of demolition. The applicant is advised to investigate whether consents or permissions under any other regulatory regimes, including building control, are required.
2. Reference should be made to both the Demolition Management Plan and Tree Protection Areas together with the Demolition Method Statement to ensure the protection of trees on site.
3. The plans and documents considered in giving the prior approval are as follows:
 - The 'Future Tree Management', Tree protection plan and arboricultural method statement, date 15 November 2024;
 - The 'Soils', Preliminary investigation report, dated October 2024
 - The 'Soltys Brewster', Preliminary Bat Roost Assessment & Bat Activity Survey Report, dated December 2024
 - The 'UL Solutions', Asbestos Demolition Survey Inspection Report – Revision 1, dated 9 September 2025
 - Drawing No. 30774A/02 – Rev P1 Existing Site Plan
 - Drawing No. 30774A/01 – Rev P1 Location Plan
 - Drawing No. 15776 FH/4/1 – South-west elevation 1; west elevation 2
 - Drawing No. 15776 FH/4/5/B – South-west elevation 10
 - Drawing No. 15776 FH/4/4 – East elevation 7; south elevation 3; north-east elevation 9
 - Drawing No. 15776 FH/4/3 – South-east elevation 5; south elevation 6
 - Drawing No. 15776 FH/4/1 – South elevation 3; East elevation 4
 - Drawing No. 15776 FH/4/5/A – North-west elevation 10
 - Drawing No. 15776 FH/1/2 – Ground floor plan 2
 - Drawing No. 15776 FH/3/1 – Second floor plan 1
 - Drawing No. 15776 FH/1/3 – Ground floor plan 3
 - Drawing No. 15776 FH/3/2 – Second floor plan 2
 - Drawing No. 15776 FH/2/2 – First floor plan 2
 - Drawing No. 15776 FH/2/3 – First floor plan 3
 - Drawing No. 15776 FH/1/1 – Ground floor plan 1
 - Drawing No. 15776 FH/2/1 – First floor plan 1

Received by the Local Planning Authority on 9th January 2025

- The 'Acheson', Demolition management plan Rev E
Received by the Local Planning Authority on 25 April 2025

Date: 30 April 2025



SDV

**Acting Assistant Director, Planning,
Transport & Public Protection**