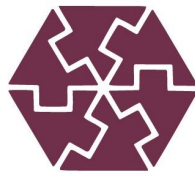


Planning, Reading Borough Council
 Civic Offices, Bridge Street, Reading RG1 2LU
 Website: www.reading.gov.uk
 Tel: 0118 9373787



Reading

BOROUGH COUNCIL

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	9
Suffix	
Property Name	Royal Berkshire Archives
Address Line 1	Coley Avenue
Address Line 2	
Address Line 3	Reading
Town/city	Reading
Postcode	RG1 6AF

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
470849	172870

Description

Applicant Details

Name/Company

Title

Mr

First name

michael

Surname

thurlow

Company Name

MT Property Consultants

Address

Address line 1

The Stables,

Address line 2

mill lane

Address line 3

Sidlesham,

Town/City

chichester

County

west sussex

Country

UK

Postcode

PO207NA

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

mr

First name

michael

Surname

thurlow

Company Name

MTPC

Address

Address line 1

The Stables,

Address line 2

MILL LANE

Address line 3

Sidlesham

Town/City

chichester

County

West Sussex

Country

United Kingdom

Postcode

PO207NA

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

EXTENSION TO THE EXISTING BERKSHIRE RECORD OFFICE AND ASSOCIATED SITE WORKS

Reference number

211485

Date of decision (date must be pre-application submission)

12/08/2022

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 7b) .

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Removal of condition 7b) is required because the existing building and the new extension are a secure repository for local authority archive material. The building is licensed to provide this service by The National Archives. Construction and design of archive buildings is set out in BS16893:2018 (Conservation of Cultural Heritage), within which Section 5.6 (page 21) clearly states 'Vegetation shall not be incorporated into the structure of a new building or against external walls'. This is with regard to the prevention of contamination from, or encouragement of, pests and mould.

The National Archives have expressed their concerns regarding the potential inclusion of a green/ brown roof as follows: i) Increased risk of encouragement of pest infestation; ii) Being able to offer less than efficient drainage; iii) Increased risk of causing damp to the remaining structure of the building.

Including a green or brown roof on the extension would clearly not meet BS16893. As such, there is a high risk that the extension would not obtain a licence from The National Archives and therefore could not be used to store archives, thus rendering the building unusable and so its construction could not be justified, putting the long term storage of future local authority archive material at risk. 3) In addition, the roof area is to be used for the location of Photovoltaic panels, which would inhibit the success of the green/ brown roof and potentially create further potential for roof leaks in the detailing of structural fixings through a green/brown roof.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 7b is to be removed. The inclusion of Photovoltaic panels is covered by Condition 8ii. In addition an extensive biodiversity/ soft landscaping scheme has been proposed to discharge condition 5c.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Permission 21/1485: email to Mark Stevens

14/05/2025

Details of the pre-application advice received

Extract from Steve Vigar email: 'Condition 7 (biodiversity/green roof) in its final form was in fact added to the officer recommendation at PAC by Members of the Committee, who specifically wished to secure green roofs and solar panels. As such any s.73 application to vary those should reasonably be brought back to PAC to be removed/amended.'

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Civic Offices

Number:**Suffix:****Address line 1:**

Bridge Street

Address Line 2:**Town/City:**

Reading

Postcode:

RG12LU

Date notice served (DD/MM/YYYY):

27/05/2025

Person Family Name:

Person Role

☐ The Applicant☒ The Agent

Title

mr

First Name

michael

Surname

thurlow

Declaration Date

27/05/2025

☒ Declaration made**Declaration**

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

michael thurlow

Date

04/06/2025