

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Carney Sweeney
Office 3.18, Scott House, Suite 1, The
Concourse, Waterloo Station, London,
United Kingdom, SE1 7LY

Application No: PL/24/1173
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: - Peveril Securities

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: Demolition of three two-storey office buildings and substructure.

At: NAPIER COURT, NAPIER ROAD, READING

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**

Application At: NAPIER COURT, NAPIER ROAD, READING

Date: 17 June 2025



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

Application No: PL/24/1173

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. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Ecological Appraisal, 12 June 2024: FPCR Environment and Design Ltd, Final Rev. C
- Asbestos Demolition Survey Report, 12 October 2023: Alverprise Ltd, Ref: PMRS3057
- Asbestos Refurbishment Survey Report, 21 August 2024: Alverprise Ltd Ref: PMRS3252A
- Demolition Environmental Management Plan, 16 August 2024: Bowmer & Kirkland, Issue D – Napier Court.
- Archaeological Desk-Based Assessment, December 2023: Orion, Ref: RQA-00415-00393.
- Phase 2 Ground Investigation, October 2023: Curtins, Ref: 080908-CUR-XX-XX-T-GE-0002
- Demolition Arboricultural Assessment & Method Statement, April 2025: FPCR Environment and Design Ltd, Final Rev. A
- Demolition Proposed Plan - READ-AY-ZZ-ZZ-DR-A-001, August 2024
- Demolition Plan – Masterplan: READ-5PA-ZZ-ZZ-DR-A-000100 Rev. P12, November 2023

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.

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3. A) No development shall take place/commence until a programme of archaeological work, informed by a Desk Based Assessment, including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing.

The WSI shall include an assessment of significance and research questions; and:

- The programme and methodology of site investigation and recording
- The programme for post investigation assessment
- Provision to be made for analysis of the site investigation and recording
- Provision to be made for publication and dissemination of the analysis and records of the site investigation
- Provision to be made for archive deposition of the analysis and records of the site investigation

B) The Development shall take place in accordance with the WSI approved under condition (A).

REASON: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric and Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy.

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. You are advised that no tree works are approved by virtue of this consent. Any works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.
3. You are advised that only tree works included within the approved Tree Survey/Arboricultural Method Statement are approved by virtue of this consent. Any other works to trees subject to a Tree Preservation Order or to Conservation Area

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status will require submission of a tree works application or Section 211 Notice respectively.

4. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.
5. The applicant is advised to check if an environmental permit is required to undertake the works and, if so, one is in place before any demolition works begin ([Check if you need an environmental permit - GOV.UK](#))
6. The applicant is advised to contact Berkshire Archaeology to discuss the information required in connection with condition 3 of this prior notification decision.

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