

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

**Application for Removal/Variation of Conditions**

To: Mr James Garside  
Austen House,  
Station View,  
Units A-J,  
Guildford,  
Surrey,  
GU1 4AR

Application No: PL/24/1589  
Application type: Removal/variation of  
conditions

**Applicant:** Reading Borough Council

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

**Proposal:** Full planning application for the erection of a building containing a day centre providing social care services (Use Class E(f)) and 42 residential units including specialist housing (Use Class C3) with landscaping, car parking and access (s.73 application to vary Conditions 2, 13, 14, 21 & 22 of permission 23/0279)

**At:** THE WILLOWS, 2 HEXHAM ROAD, READING, RG2 7UG

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: 14 October 2025



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

**Application At:** THE WILLOWS, 2 HEXHAM ROAD, READING, RG2 7UG

**Application No:** PL/24/1589

**Application type:** Removal/variation of conditions

**CONDITIONS & REASONS**

1. The development hereby permitted shall begin no later than 17 September 2027, being the expiry date of the original permission (PL/23/0279).

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

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

Previously Approved Plans / Documentation Drawings (PL/23/0279):

- Planning Statement, prepared by Shrimplin Planning and Development, reference: RP20230222, dated February 2023.
- Access Strategy, prepared by Hampshire County Council, Property Services, reference: E05076, dated 20 January 2023.
- Archaeological Evaluation, prepared by Thames Valley Archaeological Services, reference: HRR22/190, dated January 2023.
- Archaeological Heritage Statement, prepared by Hampshire County Council – ETE Archaeology Service, dated September 2021.
- Arboricultural Impact Assessment, prepared by Hampshire Highways Arboriculture, reference: SS21015, dated 18 July 2023.
- Construction Method Statement, prepared by Morgan Sindall entitled: 'Hexham Road Development Project'.
- Daylight/Sunlight Report – Neighbours, prepared by Daylight Consulting Limited, dated 20 January 2023.
- Daylight/Sunlight Report – Internal, prepared by Daylight Consulting Limited, dated 30 January 2023.

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- Design and Access Statement, prepared by Hampshire County Council Property Services, reference: Hexham Road, dated February 2023.
- Ecological Appraisal and Net Biodiversity Net Gain Assessment, prepared by Hampshire County Council, reference: E05076 Rev. 4, dated September 2023.
- Energy Efficiency Statement, prepared by Hampshire County Council Property Services, reference: E05076, dated 23 February 2023.
- Flood Risk Assessment and Drainage Strategy Report, prepared by Hampshire Engineering Services, reference: E05076 Rev. P01, dated 14 February 2023.
- Ground Investigation Report, prepared by Terra Firma South, reference: 6943/GIR Rev. 01, dated August 2021.
- Noise Impact Assessment, prepared by 24Acoustics, reference: R8987-2 Rev 2, dated 09 February 2023.
- Phase 1 Contaminated Land Desk Study Report, prepared by Terra Firma (South), reference: 6943, dated February 2023.
- Transport Statement, prepared by Hampshire County Council: Transport Planning Services Strategic Transport, reference: E05076 Issue 03, dated 19 July 2023.
- Superfast Broadband Strategy Statement, prepared by Hampshire County Council Property Services, reference: E05076, dated February 2023.
- Sustainability Statement, prepared by Mace, reference: Hexham Road Version 2, dated 23 February 2023.
- Utilities Statement for Planning, prepared by Hampshire County Council Property Services, reference: E05076 Issue 1, dated February 2023.
- TN001 – 6943 Addendum – Hexham Road, Reading revision 4 (terra firma) (3 July 2023) [addendum to Phase 2 Ground Investigation Report comprising gas monitoring results].
- Vent / Flue and Ventilation Details Statement, prepared by Hampshire County Council, Property Services, reference: E05076 Issue 1, dated 24 February 2023.
- E05076-HCC-PS-01-DR-A-1000: Location Plan,
- E05076-HCC-PS-01-DR-A-1500: Existing Site Plan,
- E05076-HCC-GF-DR-A-2780 T3. .1: Ground Floor – Refuse and Waste Strategy,

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- E05076-HC-ZZ-ZZ-VS-A-1800 P1: Aerial View,
- E05076-ECH-XX-XX-DR-C-7101 P02: Swept Path Analysis Fire Tender Pumping Appliance,
- E05076-ECH-XX-XX-DR-C-7102 P01: Swept Path Analysis Refuse Pheonix 2-12N,
- E05076-ECH-XX-XX-DR-C-7100 P2: Swept Path Analysis Readibus,
- E05076-HCC-00-00-DR-M&E-8100 P2: Mechanical Engineering Services Mechanical and Electrical Underground Services,
- DTPPSK1.0: Tree Protection Plan, received on 07/03/2023,
- E05076-HCC-ZZ-RL-DR-A-1501: Proposed Site Plan,
- E05076-ECH-XX-XX-DR-C-7520: Combined Utility Drawing,
- E05076-HCC-ZZ-00-DR-L-7001 T2: Landscape General Arrangement Plan,
- E05076-HCC-ZZ-00-DR-L-7101 T2: Hard Surfaces and Levels Plan,
- E05076-HCC-ZZ-00-DR-L-7103 T2: Tree Pit Details,
- E05076-HCC-ZZ-00-DR-L-7201 T2: Means of Enclosure and Furniture Plan,
- E05076-HCC-ZZ-00-DR-L-7301 T2: Tree Planting Details,
- E05076-HCC-ZZ-00-DR-L-7302 T2: Detail Planting Plan and Topsoil Depths,
- E05076-HCC-XX-XX-DR-L-7303 T02: Planting Specification, Schedule and Aftercare Plan,
- E05076-ECH-XX-XX-DR-C-7510 P02: Visibility Splay, dated on 25/10/2023.

Amended scheme (PL/24/1589) amended plans and supporting documentation:

- Planning Changes: Hexham Road, Reading, prepared by Morgan Sindell Construction, reference: HEX-CPM-10-0XX-T-A-00200 Rev. P06, dated 18 March 2025.
- Plant Noise Assessment: Technical Report, prepared by 24Acoustics, reference: R9933-2 Rev 1, dated 18 November 2024.

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- Stage 4 Acoustic Design Review: Technical Report, prepared by 24Acoustics, reference: R9933-1 Rev. 0 (HEX-24A-10-1XX-T-OJ-0001), dated 22 April 2024.
- HEX-CPM-31-100-D-A-20010-P04: Ground Floor GA Planning Layout,
- HEX-CPM-31-101-D-A-20011-P04: First Floor GA Planning Layout,
- HEX-CPM-31-102-D-A-20012-P05: Second Floor GA Planning Layout,
- HEX-CPM-31-103-D-A-20013-P05: Third Floor GA Planning Layout,
- HEX-CPM-31-1RL-D-A-20014-P05: Roof GA Planning Layout,
- HEX-CPM-30-000-D-A-90010-P03: GA Site Planning Layout,
- HEX-CPM-32-1ZZ-D-A-20110-P04: Planning Elevations-GA North & South,
- HEX-CPM-32-1ZZ-D-A-20111-P04: Planning Elevations-GA East & West,
- HEX-CPM-32-1ZZ-D-A-90003-P01: Canopy Elevations,
- HEX-CPM-32-1ZZ-D-A-90004-P01: Window Bay Elevations,
- HEX-CPM-32-1ZZ-D-A-90005-P01: Walkway Elevations,
- HEX-CPM-32-1ZZ-D-A-90007-P01: Window Bay Brick Details,
- HEX-CPM-33-1ZZ-D-A-21012-GA-P04: Planning Sections 01 and 02,
- HEX-CPM-33-1ZZ-D-A-21014-GA-P04: Planning Sections 03 and 04,
- HEX-CPM-31-0ZZ-D-A-20030-P03: Outbuildings Elevations,
- HEX-CPM-31-0ZZ-D-A-20030-P02: Elevations – ASHP Enclosure,
- ZG-DWG-0002334573-EX1-R03-311024 Rev 03: Floor Plan - lighting assessment, including habitat roost, swift boxes.

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. (Unchanged)

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The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and application documents unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

4. (Unchanged)

Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the area marked on the ground floor plan (ref. HEX-CPM-31-100-D-A-20010-P04: Ground Floor Planning Layout) as PMLD Day Service shall be used as a Day Centre (Class E(f) only and for no other purpose (including any other purpose in the same Use Class of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

REASON: Another alternative use of the premises which may otherwise be permitted by virtue of the above Orders could be harmful to resident's amenity in accordance with Policy CC8.

5. (Unchanged)

Notwithstanding the approved drawings, the development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for a minimum of ten percent of all vehicle parking spaces within that Plot to be provided with electric vehicle charging points, and a further ten percent of spaces provided with cabling and other supporting infrastructure reasonably required to enable EV charging points to be fitted, has been submitted to and approved in writing by the Local Planning Authority. No dwelling within a Plot shall be first occupied until the Scheme for that Plot has been fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

REASON: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

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6. (Unchanged)

No dwelling/building hereby permitted shall be occupied until the bicycle parking facility for that dwelling/building has been provided in accordance with the plans hereby approved. The facility shall be kept available for bicycle parking at all times thereafter.

REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR1 and TR5 of the Reading Local Plan 2019.

7. (Unchanged)

Notwithstanding the approved drawings, the development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until details of refuse and recycling storage sufficient for the intended development has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before first occupation or the use first commences, whichever is the sooner, and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CC7 of the Reading Local Plan 2019.

8. (Unchanged)

The dwelling(s)/building(s) hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

9. (Unchanged)

No dwelling/building hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

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REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

10. (Unchanged)

No building shall be occupied until all the visibility splays shown on the approved drawing (E05076-ECH-XX-XX-DR-C-7510 P02 Visibility Splay, dated on 25/10/2023) have been provided. All areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level and maintained as such.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

11. (Unchanged)

Development, including any demolition and construction, shall not be carried out other than in accordance with the Construction Method Statement, prepared by Morgan Sindall entitled: 'Hexham Road Development Project', received on 01/07/2024.

REASON: To ensure that the amenity of local land uses or neighbouring residents, the character of the area and highway safety are protected in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

12. (Unchanged)

The glazing, ventilation and any other mitigation specified shall be installed in accordance with the specifications recommended within the Noise Impact Assessment, prepared by 24Acoustics, reference: R8987-2 Rev 2, dated 09 February 2023, received on 7<sup>th</sup> March 2023.

REASON: In order to protect the amenity of future occupants of the proposed development in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

13. The development hereby approved shall be carried out in strict accordance with the approved Stage 4 Acoustic Design Review: Technical Report, reference: R9933-1 Rev. 0 (HEX-24A-10-1XX-T-OJ-0001), dated 22<sup>nd</sup> April 2024, received on 27 November 2024. The approved details shall be completed before any part of the accommodation hereby approved is first occupied and shall be retained and maintained as such at all times thereafter.

REASON: In order to safeguard the amenity of occupiers of the residential accommodation in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

14. The development hereby approved shall be carried out in strict accordance with the approved the Plant Noise Assessment: Technical Report, prepared by 24Acoustics,

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reference: R9933-2 Rev 1, dated 18 November 2024, received on 27 November 2024. The approved details shall be completed before operation of the plant and shall thereafter be maintained so that it operates to the same standard at all times thereafter.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

15. (Unchanged)

If 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 recommenced 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.

16. (Unchanged)

Blank condition – drafting error original permission (PL/23/0279).

17. (Unchanged)

No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: To protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

18. (Unchanged)

No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

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REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

19. The on-site Sustainable Drainage Strategy has been agreed in writing under application reference PL/25/0123, in accordance with the following submitted details:

- Drawing No. E05076-HCC-ZZ-00-DR-L-7301 TO2 – Tree Planting Plan
- Drawing No. E05076-HCC-XX-00-DR-L-7103 T01 – Tree Pit Details
- Drawing No. HEX-TER-52-0XX-D-C-5001 C10 – Drainage Layout
- Planning Drainage Report rev P04
- Email from agent dated 19th May 2025 confirming that the terrain around the granular fill surrounding the perforated pipe is permeable to allow the surface water from the perforated pipe to free drain into the subsoil of the raised planter/tree pits

The on-site drainage shall be carried out in accordance with the agreed details, managed and maintained at all times thereafter.

REASON: These details are required due to insufficient information being contained within this submission and in order to reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

20. (Unchanged)

Prior to first occupation of the development hereby permitted, the sustainable drainage scheme for the site has been completed in accordance with the submitted and approved detailed in accordance with condition 19. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

REASON: To reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

21. The proposals shall be carried out in accordance with the Ecological Appraisal and Net Biodiversity Net Gain Assessment, prepared by Hampshire County Council, reference: E05076 Rev. 4, dated September 2023, submitted on 02 October 2023, with provision for a minimum of six integral swift boxes, five bat boxes, six hedgehog holes and a hedgehog refuge that are to be installed on the new building. The approved details shall be

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implemented in full prior to the occupation of the building or in accordance with a timetable that had been agreed prior to first occupation.

REASON: Details are required prior to commencement as insufficient information was submitted with the application and in order to avoid harm to habitats and species Date: 17/09/2024 Assistant Director of Planning, Transport and Public Protection Services RJE whilst securing biodiversity enhancement in the long term. This accords with Paragraph 180 of the NPPF and Policy EN12 of the Reading Borough Local Plan 2019.

22. All external lighting to be installed within the development shall be in accordance with the details submitted as part of the application in the Ground Floor Lighting Levels, drawing number ZG-DWG-0002334573-EX1-R03-311024 Rev 03 (Zumbotel) (October 2024) and First and Second Floor Lighting Levels, drawing number ZG-DWG-0002334573-EX2-R01-171024 Rev 01 (Zumbotel) (October 2024).

The light levels shall be down to 2 lux if operating between 23:00 and 07:00, or down to 10 lux if operating only between 07:00 and 23:00). Lux levels should not exceed those specified in the Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light GN01:2011. The approved scheme shall thereafter be maintained and operated in accordance with the approved details.

REASON: In order to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

23. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the following approved landscaping plans and documents:

- E05076-HCC-ZZ-00-DR-L-7001 T2: Landscape General Arrangement Plan,
- E05076-HCC-ZZ-00-DR-L-7101 T2: Hard Surfaces and Levels Plan,
- E05076-HCC-ZZ-00-DR-L-7103 T2: Tree Pit Details,
- E05076-HCC-ZZ-00-DR-L-7201 T2: Means of Enclosure and Furniture Plan,
- E05076-HCC-ZZ-00-DR-L-7301 T2: Tree Planting Details,
- E05076-HCC-ZZ-00-DR-L-7302 T2: Detail Planting Plan and Topsoil Depths,
- E05076-HCC-XX-XX-DR-L-7303 T02: Planting Specification, Schedule and Aftercare Plan,

The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees

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or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: In order to ensure the satisfactory implementation of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

24. The development be carried out in accordance with the submitted and approved details contained within the Ecological Appraisal and Net Biodiversity Net Gain Assessment, prepared by Hampshire County Council, reference: E05076 Rev. 4, dated September 2023, submitted on 02 October 2023 in relation to green roofs and approved plan (HEX-CPM-31-1RL-D-A-20014-P05: Roof GA Planning Layout), including planting plans and maintenance schedules. The roof shall thereafter be installed and maintained in accordance with the approved details at all times thereafter.

REASON: This condition will result in biodiversity improvements in and around the development in accordance with Paragraph 180 of the NPPF and Reading Local Plan 2019 Policy EN12.

25. (Unchanged)

Prior to occupation of the development hereby approved full details of the off-site tree planting scheme, including locations, species and planting plans in accordance with the Offsite Tree Strategy (Hampshire County Council Property Services) (September 2023) are submitted to and approved by the Local Planning Authority.

REASON: To ensure appropriate tree planting is provided as a benefit of the scheme in accordance with Reading Local Plan 2019 Policy EN14

26. The proposals shall comply with the documents submitted (Efficiency Statement, Energy Strategy Version 2.0 and the Sustainability Statement Version 2), demonstrating that all of the dwellings hereby permitted will achieve a minimum of a 35% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition), a commitment in writing that a S106 contribution will be made to the Local Authority to account for any remaining emissions, and will be built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of a 'Design Stage' Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor.

REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

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27. Within 6 months of occupation provide written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings hereby permitted have achieved a minimum of a 35% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), in accordance with the Energy the Efficiency Statement (Hampshire County Council Property Services) (23 February 2023), including the Energy Strategy version 2.0 (sees) (21 February 2023), and Sustainability Statement Version 2 (MACE) (23 February 2023 and that it has been built to the higher water efficiency standard under Regulation 36 (3). Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP) assessment, produced by an accredited energy assessor.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

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**INFORMATIVES**

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.
2. 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.
3.
  - 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.
4. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning.
5. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
6. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on [Building.control@reading.gov.uk](mailto:Building.control@reading.gov.uk).
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. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or

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across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>.

9. You are advised that the development lies on a potentially contaminated site. Due to the nature of the historic land use there is the potential of contaminated land being present. The developers must be aware that any ground or enabling works may bring receptors into contact with the aforementioned contaminants. You may wish to satisfy yourself that the details of the construction proposals take the necessary account of the possibility of contaminants from that source.
10. 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.
11. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development and partially replaces the Section 106 planning obligation regime. It is a set charge per sq. m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace.  
  
If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments. For more information go to: <http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL-Advice-to-Applicants.pdf>
12. The Council's Highways section should be contacted at 19 Bennet Road, Reading, RG2 0QX, telephone: 0118 937 2138, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks' notice to obtain details of underground services on the applicants' behalf.

#### NOTES

#### APPEALS TO THE SECRETARY OF STATE

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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.

#### Street Naming & Numbering

You must contact Reading Borough Council to:

Date: 14 October 2025



SDV

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

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

More information can be found online: <https://www.reading.gov.uk/planning-and-building-control/street-naming-numbering/>

Date: 14 October 2025



*SDV*

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