

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Mr Callum Robinson
Oddfellows Hall,
London Road,
Chipping Norton,
OX7 5AR

Application No: PL/25/1046
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: Mr Mark Lewis

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority **IS REQUIRED** for the following development. In accordance with Class B, Part 11, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015, in addition to the submitted details:

Proposal: Proposed demolition of a dwelling and attached ancillary building.

At: Harvey's Nurseries Mobile Home Park, Peppered Road, Caversham, Reading, RG4 8TW

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 30/9/2025



SDV

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

Application At: Harvey's Nurseries Mobile Home Park, Peppered Road, Caversham, Reading RG4 8TW

Application No: PL/25/1046

Application type: Prior notification: Demolition

1. Character/Amenity

i Detailed, scaled, drawings showing the position of the building in relation to the adjoining properties along with floor plans and elevations of the building itself.

2. Dust

- i. Full details of the proposed dust monitoring programme including proposed locations for monitoring, dust limits, and dust mitigation in the event that limits are breached.
- ii. Confirmation that an asbestos survey will be carried out and all asbestos removed prior to any demolition works commencing.
- iii. Full details of dust control screening (hoarding etc.) for trees adjacent to northern boundary.

3. Noise

- i. A full site-specific noise level management plan. To include an assessment of impacts on nearby commercial and residential receptors (including but not limited to Thames Tower, Garrard House, Malmaison). The noise management plan to include information on predicted noise levels and proposed noise limits, identification of the highest risk processes and their timescales, phasing of the project geographically across the site, the use of acoustic barriers in conjunction with site hoarding and with scaffold sheeting.
- ii. A communication management plan. The communication management plan to include proposals to proactively consult major stakeholders on their specific requirements including for example pre-planned quiet periods during the day.

4. Restoration of the Site

- i. Full details of hard and soft landscaping following demolition, including details of tree planting, planters/tree pits and aftercare.
- ii. Details of boundary treatments intended to remain in place beyond the time during which the demolition works are taking place.

For the avoidance of doubt, the Prior Approval of the Local Planning Authority is therefore **NOT GIVEN** at this stage.

Date: 30/9/2025



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

INFORMATIVES

1. The developer is advised to apply for consent under Section 61 of the Control of Pollution Act 1974 in respect of noise control measures for the project. For further information please contact environmental.protection@reading.gov.uk
2. The local planning authority has worked positively and proactively with the applicant to issue this notification within the prescribed timescale.
3. Details currently submitted with this application are as follows:
 - Application Form
 - Site Location Plan

Date: 30/9/2025



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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse prior approval for the proposed development, then you can appeal to the Secretary of State under section 78 (1)(c) of the Town and Country Planning Act 1990 within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-householder-planning-decision>
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Date: 30/9/2025



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