

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

Application for Full planning permission

To: Ola Onile-Ere
Property Services,
Reading Borough Council,
Civic Offices, Bridge Street,
Reading,
RG1 2LU

Application No: PL/25/1679
Application type: Full Planning Permission

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: Reading crematorium redevelopment phase 2A and associated works for a new staff area, Funeral Director's Collection facilities, installation of a plant room and works to improve courtyard accessibility including retaining walls, level adjustments, new ramps and staircases.

At: READING CREMATORIUM & HENLEY ROAD CEMETERY, 55 ALL HALLOWS ROAD, CAVERSHAM, READING, RG4 5LP

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: 13 January 2026



SDV

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

Application At: READING CREMATORIUM & HENLEY ROAD CEMETERY, 55 ALL HALLOWS ROAD, CAVERSHAM, READING, RG4 5LP

Application No: PL/25/1679

Application type: Full planning permission

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.
Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - 2856/2022/P001 Location Plan
 - 2856/2022/P002 Block Plan
 - 2856/2022/P-106 Rev A GA Proposed Ground Floor Plan
 - 2856/2022/P-107 Rev A GA Proposed Roof Plan
 - 2856/2022/P-109 Rev A GA Demolition Ground Floor Plan
 - 2856/2022/P-110 Rev A GA Demolition Roof Plan
 - 2856/2022/P-206 Rev A GA Proposed Front Elevation - North, GA Proposed Side Elevation – East
 - 2856/2022/P-207 Rev A GA Proposed Rear Elevation - South, GA Proposed Side Elevation – West
 - 2856/2022/P-306 Rev A GA Proposed Site Section - A-A, GA Proposed Site Section - B-B
 - 2856/2022/P-111 Rev A Staff_Area-Ground_Floor_Plan, Staff_Area-Roof_Plan
 - 2856/2022/P-211 Rev A Staff_Area-Elevation-East, Staff_Area-Elevation-North, Staff_Area-Elevation-South
 - 2856/2022/P-311 Rev A Staff Area - Section A-A
 - 2856/2022/P-116 Rev A W_Chapel-Ground_Floor_Plan
 - 2856/2022/P-117 Rev A W_Chapel-Roof_Plan
 - 2856/2022/P-216 Rev A W_Chapel-Elevation-East, W_Chapel-Elevation-North, W_Chapel-Elevation-South, W_Chapel-Elevation-West
 - 2856/2022/P-316 Rev A W_Chapel - Section A-A, W_Chapel - Section B-B
 - 2856/2022/P-401 Rev A Stair and Ramp Details
 - 856/2022/P-402 Rev A Typical Pipe Penetration Lead Cladding Detail
 - HC_Construction Method Statement-01
 - HC_Bat Scoping Survey - R1166.001

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As received 21 November 2025

- Estimated Generic DFGT Noise Data 040521
- 2856-22-CR Ph1A-14-2856 007 Proposed Extract Location Plan

As received 12 December 2025

- VnL-4. Supply and Extract Fans T4
- VnL-SF1-EF1-A-EF1-B-Drawing-4367-RHB-XX-GF-DR-M-1102-P1
- VnL-5. Grilles and Louvres T4
- VnL-EF1-B-Raptor_SPA
- VnL-L5-EF1-A-EF1-B-Louvre-Shutte
- P-003 P-003-Existing Parking Layout And Location of Tree Planting
- VnL-SF1-L4-4367-MMS-SKM01

As received 17 December 2025

- 4367-RHB-XX-GF-DR-E-3103-T1 Proposed lighting and fire alarm layout
- 4367-RHB-XX-GF-DR-E-3103-T2 Proposed lighting and fire alarm layout
- 4367-RHB-XX-XX-SP-0001 Phase 2A Specification for the mechanical, electric and public health MEP services
- 4367-RHB-XX-XX-SH-E-0003 Phase 2A Equipment system schedules for the electrical services

As received 18 December 2025

- Materials details 20_12_2025
- HC_Biodiversity Net Gain - Mitigation Strategy-02
- BRICK- Mantis Handmade_The Bespoke Brick Company

As received 20 December 2025

- D and EX1 Fittings-4367-RHB-XX-GF-DR-E-3103-T1
- D and EX1 Fittings-HC_Material-Schedule of Luminaires

As received 7 January 2026

REASON: because permission is granted in respect of the development as detailed in the approved plans only.

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3. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans, documents and/or application forms.

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. Prior to first occupation of the building hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority, including a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees 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 the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

5. The specific sound level of the plant and changes to louvres locations hereby approved, (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation at any time.

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.

6. Any new additional Type D exterior lighting shall be a warm tone maximum 2700 Kelvin.

REASON: To minimise the impact of the external lighting(s) and in the interests of the amenity of the area and to ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

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7. The external lighting (s) hereby approved shall not be illuminated outside the hours of October 1 - March 31: 09:00 AM – 17:00 PM (Daily) and April 1 - September 30: 09:00 AM – 20:00 PM (Daily).

REASON: To minimise the impact of the external lighting(s) and in the interests of the amenity of the area and to ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with Policy CC7, CC8 and EN12 of the Reading Borough Local Plan 2019.

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. 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.
3. Complaints are commonly received about noise and dust caused by development works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that the works associated with the approved development will be subject to environmental health law.
4. 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.
5. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

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6. Operating a cemetery without an environmental permit from the Environment Agency is an offence, unless the development meets the exemption criteria. New cemetery developments must do one of the following:

- Meet all the criteria in the exemption for low environmental risk cemeteries. See “Low environmental risk cemeteries: exemption conditions”.
- Operate under a standard rules permit. The Environment Agency has recently consulted on proposed standard rules permits for cemetery developments and hopes to make this option available in the future. For further details and guidance see “Protecting groundwater from human burials”.
- Operate under a bespoke permit. See the “bespoke permits” section of our cemeteries guidance.

Permit applications must include a groundwater risk assessment prepared in line with Cemeteries and burials: groundwater risk assessments. For support with the application process, refer to Get advice before you apply for an environmental permit.

- 7.
- 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.

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NOTES

APPEALS TO THE SECRETARY OF STATE

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:

- 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/>