Reading BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE ORDER 1995)

APPLICATION FOR FULL PLANNING PERMISSION

To: c/o Gregory Associates
42 Hackwood Road
Basingstoke
Hants
RG21 3AE

Application No: 03/00594/FUL/JF

Applicant: College Of Integrated Chinese Medicine

READING BOROUGH COUNCIL as local planning authority GRANT FULL planning permission for the following development.

Proposal: Change of use to mixed office B1 and training/ education D1 use. Open up original window opening to side and install new window

At: 21 Castle Street Reading RG1 7SB

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

David Gworthy

Date: 9th July 2003

Head of Planning and Transport

NOTES

APPEALS

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/26 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted, otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 – Section 32

(1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show –

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

76-(1) This section applies when planning permission is granted for any development which will result in the provision –

(a) of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);

(b) of any of the following (being in each case, premises in which persons are employed to work) –

(i) office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;

(ii) premises which are deemed to be such premises for the purposes of that Act; or

(iii) factories as defined by section 175 of the Factories Act 1961;

(c) of a building intended for the purposes of a university college or college, or of a school or hall of a university;

(d) of a building intended for the purposes of an institution within the PCFC funding sector; or

of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.

(2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted –

(a) in the case of such a building or premises as are mentioned in subsection (1)(a)

(i) to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and

(ii) to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code;

(b) in the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;

(c) in the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.

(3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipework) needing disposal.

Under the requirements of the Control of Pollution Act 1974 and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licensed by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed.

Details of the sites in Berkshire and advice on suitability of wastes involved and procedures necessary can be obtained from:

Environment Agency, Isis House, Howbery Park, Wallingford, Oxon, OX10 8BD Tel: 01491 832801

There may also be occasions when hazardous substances such as gas from former landfill sites could be a problem. The County Surveyor's Waste Management Group have agreed to list and map all such sites and copies will be available from the above address.

BUILDING REGULATIONS

This planning permission does not give approval under the Building Regulations. Before any works are commenced you should check with the Building Control Section of the Planning Department whether any approval is required under the Building Regulations.

Reading BOROUGH COUNCIL

Application At: 21 Castle Street Reading RG1 7SB

Application No: 03/00594/FUL

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) of the Town & Country Planning Act 1990.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of this development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area.

Date: 9th July 2003

David Gworkey

Head of Planning and Transport

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CASE OFFICER RECOMMENDATION

Agent: c/o Gregory Associates
42 Hackwood Road
Basingstoke
Hants
RG21 3AE

Application No: 03/00594/FUL

Recommendation: Application Permitted

Applicant: College Of Integrated Chinese Medicine

Proposal: Change of use to mixed office B1 and training/ education D1 use. Open up original window opening to side and install new window

At: 21 Castle Street Reading RG1 7SB

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) of the Town & Country Planning Act 1990.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of this development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area.

Approved by Planning Manager/Team Leader: (YES) / NO

Signed: f. Lynch

Date: 8/7/05

OFFICER REPORT: 03/00587/LBC & 03/00594/FUL, 21 CASTLE STREET.

Change of use to mixed B1 and D1 usage. Add stud partitions to ground and second floors. Formation of openings to rear classrooms at ground and first floor by removing existing walls.

APPRAISAL:
Applications fall to be considered under policies CUD1: Works Affecting Listed Buildings, CUD2: Change of Use of Listed Buildings, CUD7: New Development in Conservation Areas, CUD14: Standards of Design in Development and TRN11B: Development and Traffic of the RBLP 1998.

Proposed works to the building comprise the creation of openings within a section of wall on the ground and first floor, the opening up of an original side window (which has been in-filled with a rendered panel) and the insertion of a new window in its place, together with the construction of new studwork partition walls to create treatment rooms on the ground and second floors. A further length of wall is proposed to be removed on the first floor as a means of providing a more regular room shape.

Whilst the proposed openings (2.4m and 1.8m in length) are not insignificant in themselves, the impact on the internal character of the listed building is mitigated as a section of the existing wall will remain in each case and the head of the opening will be kept level with the existing adjacent door opening. All existing staircase and fireplaces are to remain and the construction of studwork partitions to provide treatments rooms will be a reversible alteration. The reinstatement of the side window at first floor level is to be supported, however further details of the new window should be secured by a condition in the interests of ensuring a high quality replacement is used.

It is therefore adjudged that the historic character of the listed building would not be materially affected by the proposed works in this case and CUD1 is met.

Apart from the installation of the new window, the external character and appearance of the building would be maintained by the proposed change of use and the proposed mixed B1/D1 use is also deemed to be compatible with the character of the building and its setting. The character and appearance of the conservation area will also be maintained. The proposal will secure the long-term occupancy of the building which is a further merit since it has proven difficult to let the building solely for office use. Accordingly policies CUD2, CUD7 and CUD14 are met.

The site benefits from a town centre location with good accessibility by public transport services and is well served by public car parking facilities. There is no adverse transport impact associated with the development and no transport objections have been received. Accordingly TRN11B is met.

PLANNING HISTORY:
03/00595/ADV Business name board. To be determined.

No other relevant history.

RESPONSE TO CONSULTATIONS:
No objections received as a result of letters being sent to neighbours, site notices being displayed or advertisement appearing in the local press.

No Transport objections.

Building Control have no objections but advise that a Building Regulations application will also be required.

RECOMMENDATION:
Grant Planning Permission and Listed Building Consent subject to standard conditions and a condition requiring details of materials to be submitted for approval.

Case Officer: James Fox.

DEPARTMENTAL MEMORANDUM

To: **Planning Manager** Your Ref : **JF**

From: **Development Control Transport** My Ref : **PH**
Ext : 2653

Date: 29 May 2003

Application No.	03/00594/FUL
Proposed Development	Change of use to mixed office B1 and training/ education D1 use. Open up original window to side and install new window.
Development Address	21 Castle Street Reading RG1 7SB

This site benefits from a town centre location with good accessibility by public transport services and is well served by public car parking facilities. Accordingly there are no objections to this planning application from a transport perspective.

[redacted]

Paul Hurdus
Development Control Officer (Transport)

JF

PLANNING AND TRANSPORT

Memo

READING BOROUGH COUNCIL

ENVIRONMENTAL SERVICES SOUTH

To: Building Control Section

From: James Fox, 939 0446

Date: 20th May 2003

Re: Consultation on Planning Application

2757 JB

Application Number: 03/00594/FUL/JF

Address: 21 Castle Street Reading RG1 7SB

For: Change of use to mixed office B1 and training/ education D1 use. Open up original window opening to side and install new window

Please may I have your comments in relation to any Building Control issues in relation to the above development by 10th June 2003

I have consulted you because the development involves:

READING BOROUGH COUNCIL

23 MAY 2003

ENVIRONMENTAL SERVICES

- ☐ Loft Conversion
- ☐ Conversion to residential unit(s)
- ☑ Change of use
- ☐ Alterations to a building open to the public
- ☐ Other

Comments made will be taken into consideration before any decision is made.

If you are not able to meet the 10th June 2003 deadline please contact me to explain the delay and to agree an extension of the consultation period. Please return all plans.

James Fox

You may find the following useful for your response:

- ☐ No objections
- ☑ No objections subject to conditions attached
- ☐ Clarification required - see attached
- ☐ Object - see attached

Building Regulation Application required for material alterations to the building structural & fire safety

Gail Wilcock

23/5/03

TO SAVE PAPER PLEASE USE THIS MEMO FOR REPLY

To: Planning Manager
Reading Borough
Council
P O Box 17
Reading
RG1 7TD

Application No: 03/00594/FUL/JF

I have displayed the site notice(s) in a prominent position on the land/buildings at:

21 Castle Street Reading RG1 7SB

Date notice di[redacted] 22/5/03

Signed: [redacted]

Date: 22/5/03

READING BOROUGH COUNCIL
23 M... 03

PLEASE RETURN THIS SLIP AS SOON AS POSSIBLE

ENVIRONMENTAL SERVICES

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom ℘ 0118 939 0700

Mr S Davies
Gregory Associates
42 Hackwood Road
Basingstoke
Hants
RG21 3AE

Our Ref: 03/00594
Your Ref:
Christie
Direct: ☎ 0118 939 0900
Ext 4882
Jenny.brewer@reading.gov.uk

21 May 2003

Your contact is: **Jenny Brewer- Technician**

Dear Mr Davies

Re: Planning Application, 21 Castle Street

I am enclosing part two of the planning application form for you to complete as this was omitted from your original application. Please complete and return as soon as possible.

Should you have any queries please do not hesitate to call me.

Yours sincerely

Jenny Brewer
Planning Technician

PLANNING APPLICATION

Application for permission to carry out development – Town Planning Acts.

PART 1

PLEASE ANSWER ALL QUESTIONS IN BLOCK LETTERS, USING A BLACK BIRO.
If a question is not applicable, answer N/A in space. Please submit FIVE copies of this form and plans to:

Planning Section, PO Box 17, Civic Centre, Reading RG1 7TD.
Telephone: 0800 626 540 Fax: 0118 958 9770 between 9am and 5pm Monday to Friday

OFFICE USE ONLY:
APPLICATION NO: 050554

1 Please read the accompanying **NOTES**

Applicant's Name	COLLEGE OF INTEGRATED CHINESE MEDICINE,
Address	19 CASTLE STREET, READING, BERKSHIRE
Postcode	RG1 7SB
Telephone (daytime)	[redacted]
E-mail	

2

Agent's Name	GREGORY ASSOCIATES
Address	42 HACKWOOD ROAD BASINGSTOKE HAMPSHIRE
Postcode	RG21 3AE
Telephone	[redacted]
E-mail	
Contact Name	STEPHEN BAINES

3

Show the site outlined in **red** on the plans. Other land in the applicant's ownership or control must be shown outlined in **blue**.

Site Address or Location: 21 CASTLE STREET READING

4

What is the application for?
Give brief details and state for what purpose the site and any buildings will be used.

Proposed Development: CHANGE OF USE TO MIXED OFFICE B1 & TRAINING/EDUCATION D1 USE. OPEN UP ORIGINAL WINDOW OPENING TO SIDE & INSTALL NEW WINDOW

5

State the fee enclosed with this application.
The current scale of fees is enclosed.
If you believe a reduced fee or no fee is payable, say why.

£ 220 + 110
CHANGE OF USE — NEW WINDOW

6

State the applicant's interest in the land. *(circle as appropriate)*
Owner / (Prospective Purchaser) / Lessee / _____ *(specify)*

7

Give the area in hectares or part of a hectare. **Total Site Area** 0.02 hectares

8

If your application involves the provision of dwelling(s), then also give **Net Site Area** N/A hectares *(see notes)*

Reading BOROUGH COUNCIL

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PLANNING APPLICATION

PART 1

Application for permission to carry out development – Town and Country Planning Acts.

9

List all the plans and drawings submitted with the application, or enclose a separate schedule

Plans/Drawings LOCATION PLAN · PROPOSED LAYOUTS (100)

10

Does the application involve any of the following? *(tick all relevant boxes)*

- **Change of Use** ☒
- **Demolition** ☐
- **Erection of New Building** ☐
- **Alteration or Extension** ☒
- **Engineering Operation** ☐
  e.g. new drainage or structure adjacent or on highway/alteration of an access

11

What type of application is this? *(tick ONE box only)*

- **Outline Permission** ☐ *(see question 12)*
- **Full Permission** ☒ — State relevant Outline Permission number. Also complete question 12
- **Approval of Detail/Reserved Matters** ☐
- **Temporary Permission** ☐ — State period required
- **Variation/Relaxation of Conditions** ☐ — State relevant permission no.
- Condition numbers to be varied/relaxed

12

If this is an outline application or an Approval of Reserved Matters, which details, if any, do you wish to be considered as part of this application? If none, tick 'none' box. *(tick all relevant boxes)*

- **None** ☒
- **Siting** ☐
- **External Appearance** ☐
- **Design** ☐
- **Means of Access** ☐
- **Landscaping** ☐

13

What is the existing use of the land/building? e.g. residential, industrial etc. Include all uses if more than one. If the site is vacant, say so, and also state its previous use and when that ceased.

Office B1

14

Does a Public Right Of Way *(Bridlepath, Footpath, BOAT, RUPP)* **cross the site or run adjacent to the site or the proposed access?** YES

If YES, show existing route(s) and any proposed alterations on the plans

Do the proposals require any diversions/extiguishments and/or creation of Rights of Way? No

Reading BOROUGH COUNCIL

PLANNING APPLICATION

PART 1

Application for permission to carry out development – Town and Country Planning Acts.

15

Are there any trees on the site? NO

If YES, show their accurate positions, spread and species on the plans and which, if any, are to be felled

If YES, are any to be felled? NO

If YES, please supply a tree survey

16

Building materials etc. *Please state type and colour of materials for:*

A. External Walls PAINTED TIMBER WINDOW TO SIDE ELEVATION

B. Roofs N/A

C. Walls, fences etc. N/A

17

How will surface water be disposed of? N/A

18

How will foul sewage be disposed of?

To existing system?

If NO, please give details N/A

If YES, will there be any alterations to a non-mains drainage system?

If YES, give full details *(see notes)* N/A

19

What are the access arrangements?

Give details of pedestrian and vehicular accesses

As existing NO ALTERATIONS

As proposed

(or provide scale plan of proposals)

20

What provision is being made for parking? N/A

	Cars (Off-Street)		of which, Disabled Person Spaces	Motorbikes	Cycles	Commercials	
	Private	Communal				HGV	Others
Existing							
Proposed							
Total							

Reading BOROUGH COUNCIL

planning planning planning

PLANNING APPLICATION

PART 1

Application for permission to carry out development – Town and Country Planning Acts.

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If this proposal involves residential development or the loss of residential units, complete this table.

	TO BE LOST		TO BE RETAINED		PROPOSED			
	Dwellings	Total Bedrooms	Dwellings	Total Bedrooms	1-bedroom Dwellings	2-bedroom Dwellings	3-bedroom Dwellings	4-bedroom + Dwellings
House-Detached								
Semi								
Terraced								
Bungalow								
Flat/Maisonette of 1 bedroom or more								
Studio Flats								
Other inc. Mobile Homes								
Totals								

22

How many of the proposed dwellings can be defined as sheltered? N/A

Sheltered housing is normally restricted to people above a certain age and includes a warden or similar assistance

23

How many of the proposed dwellings can be defined as affordable? N/A

See note 10, page 4

24

Does the proposal involve the loss or gain of any non-residential building or use? ~~YES~~ / NO

If YES complete part 2 of the form

25

Has provision been made for the disabled *(see notes for applicants)* N/A

26

Does the proposal involve the extraction or processing of minerals; the disposal of mineral waste; or the the deposit or processing of refuse and waste materials? ~~YES~~ / NO

If YES please ask for and complete part 3 of the form

Permission under the Town and Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken.

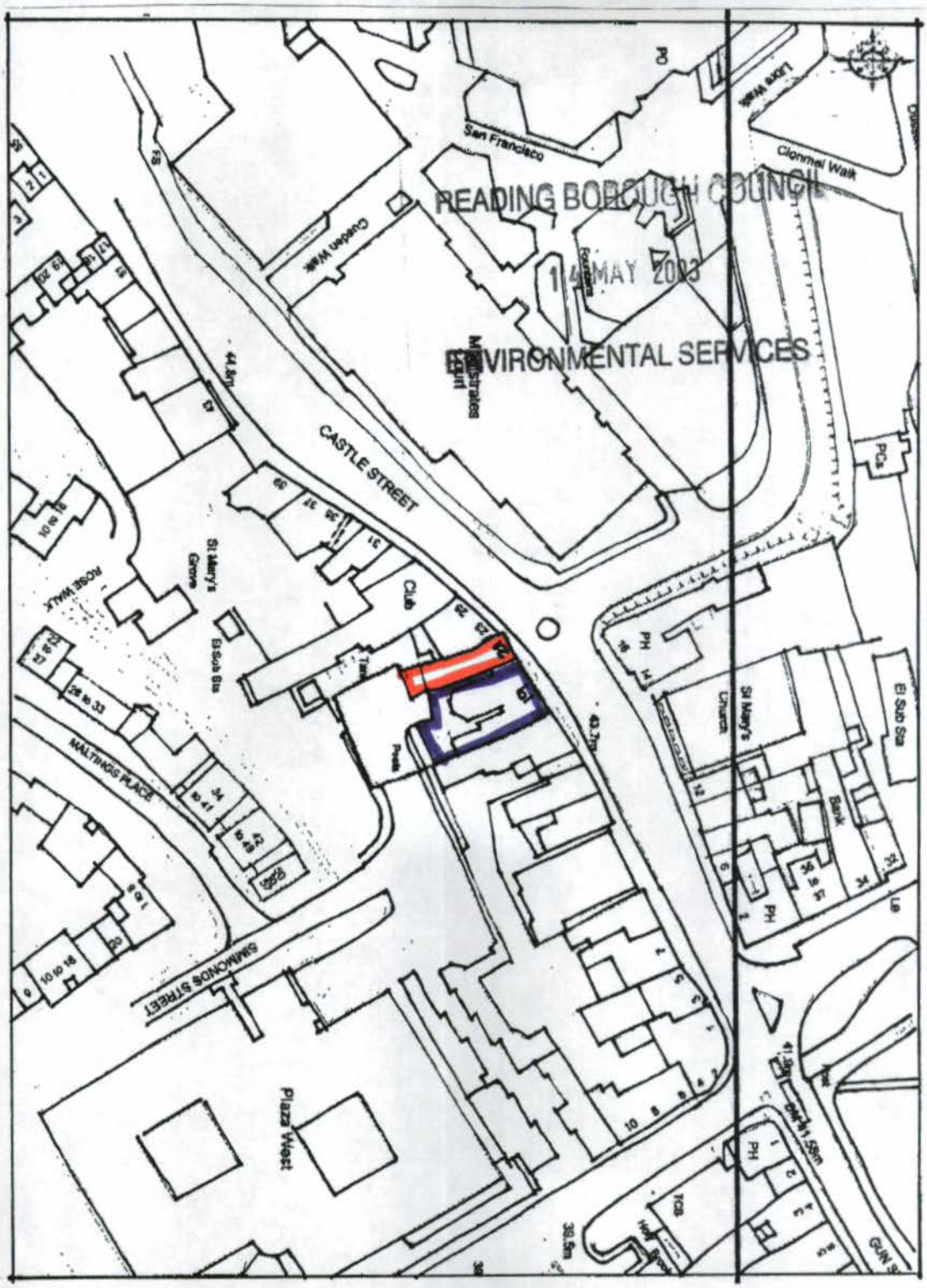
I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings.

SIGNED	ON BEHALF OF	DATE
[redacted]	COLLEGE OF INTEGRATED CHINESE MEDICINE	9/5/03

Before submitting this application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly shown in red on the plans. AN INCORRECT APPLICATION MAY BE RETURNED. Every application must be accompanied by the appropriate Article 7 Certificate. You must submit at least one form with your original signature. See NOTES TO HELP APPLICANTS

Reading BOROUGH COUNCIL

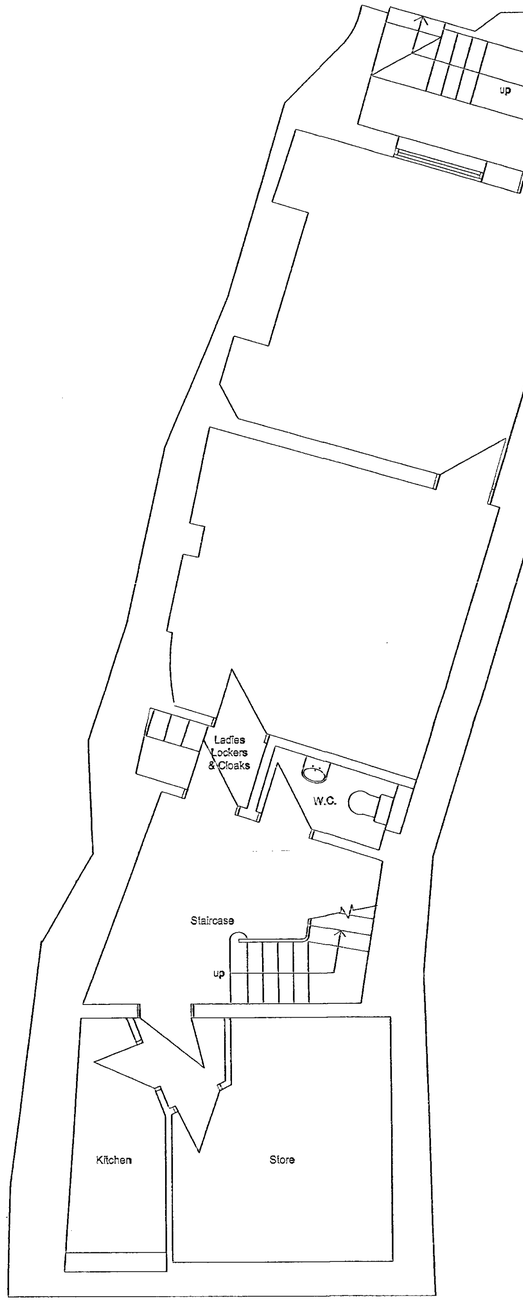
030594



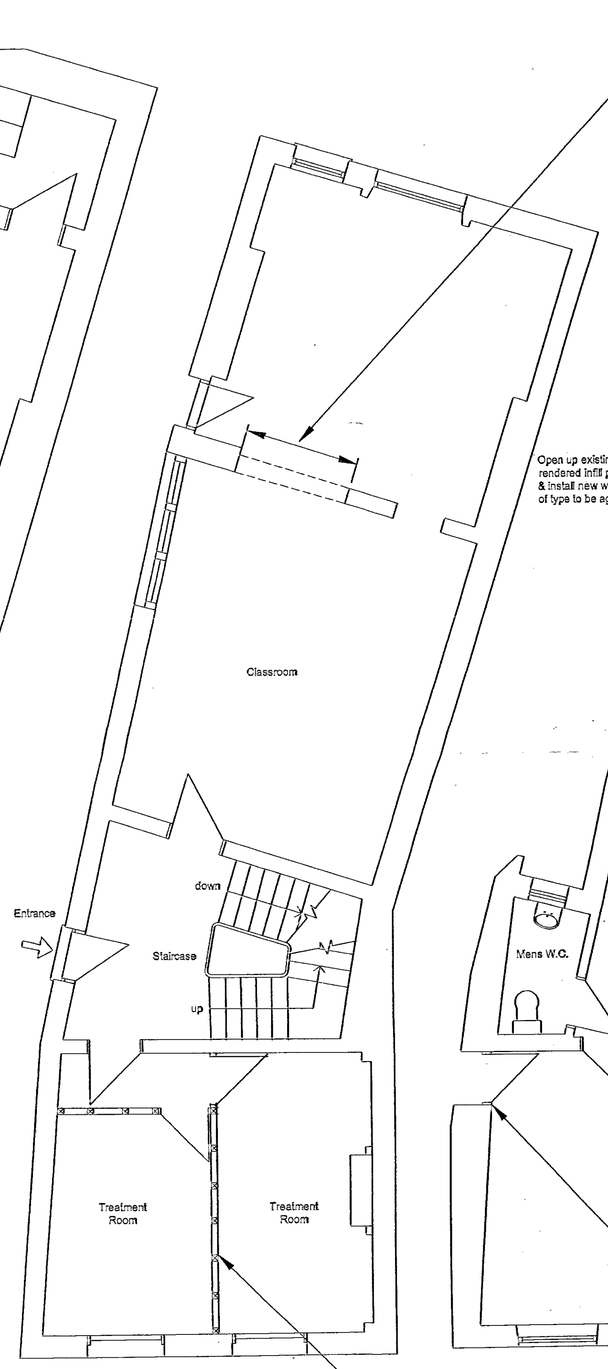
21 CASTLE STREET, READING

LOCATION PLAN SCALE 1:1250

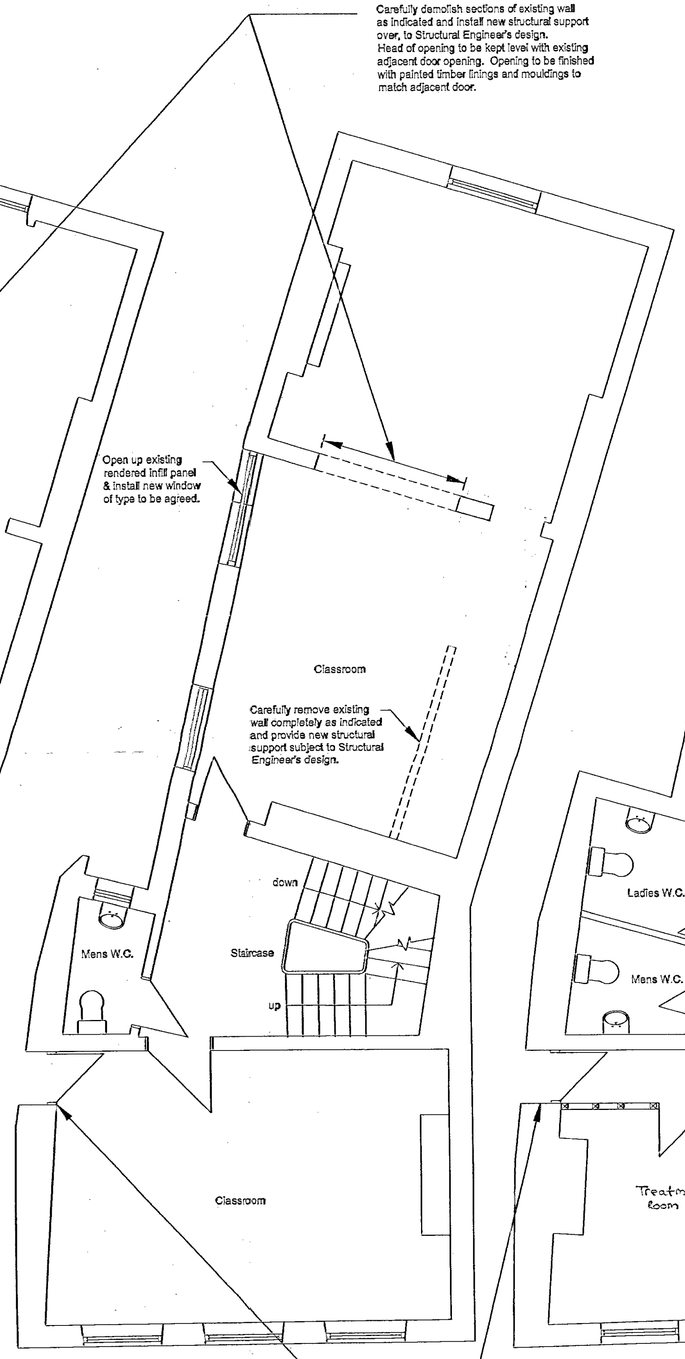
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BASEMENT/LOWER GROUND FLOOR LEVEL



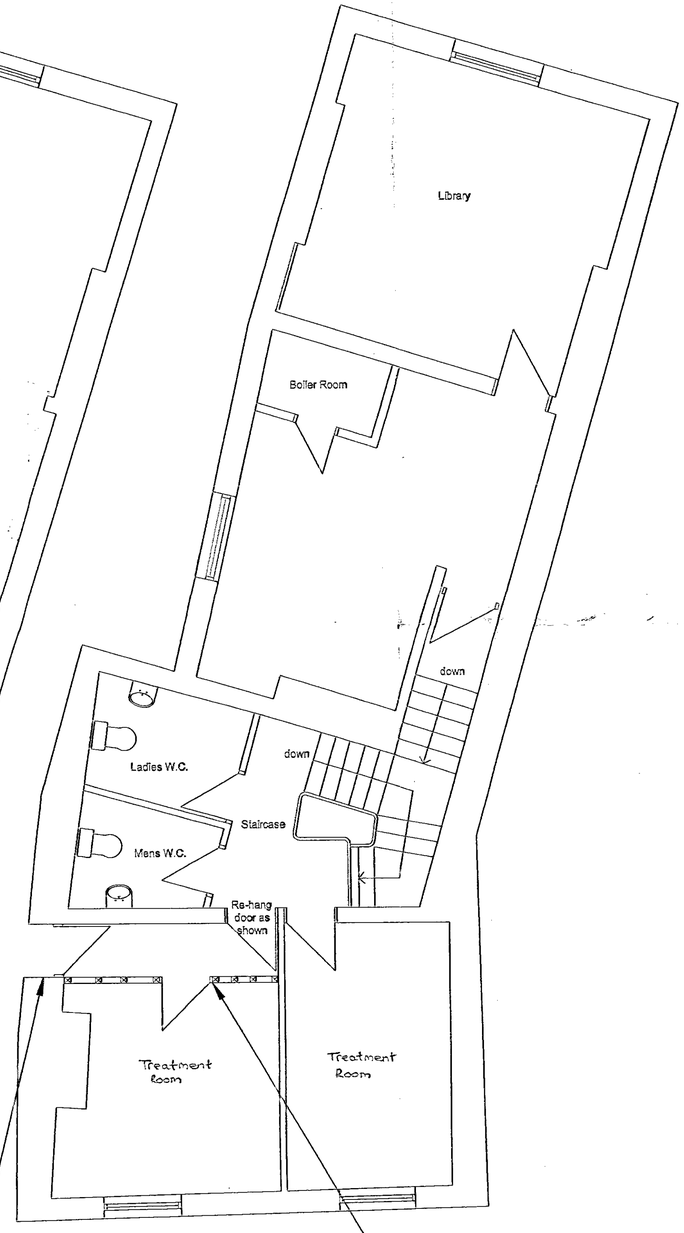
GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

Construct new studwork partition off existing floor comprising 50 x 100mm studs with 12.5mm plasterboard with skim finish both sides. Door openings to be formed at positions to be agreed. New panelled doors to match style of existing adjacent doors.

Open up existing doorway through into 19 Castle Street and make good to opening. Opening to receive painted timber linings, stops & architraves. Door to receive 1 hour fire resistance, style to be agreed.



SECOND FLOOR LEVEL

Construct new studwork partition off existing floor comprising 50 x 100mm studs with 12.5mm plasterboard with skim finish both sides. Door opening to be formed at position to be agreed. New panelled door to match style of existing adjacent doors.

0105/94

READING BOROUGH COUNCIL
14 MAY 2003
ENVIRONMENTAL SERVICES

Rev.	Description	Date	App.

gregory associates
project managers
building surveyors

GREGORY ASSOCIATES
42 Hackwood Road
Basingstoke
Hampshire
RG21 3AE
Tel: (01256) 359549 Fax: (01256) 358661
e-mail: ga@gregoryassociates.co.uk

Client:

Project: 21 Castle Street, Reading

Title: Proposed Floor Plan Layouts

Job No:

Date: 4th April 2003 | Drawn By: AFWB

Scale: 1:50@A1 | Checked By:

Drawing No: -100 | Rev: -