

**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: Peter Webb  
MorseWebb Architects  
The Byre Lantern Courtyard  
The Street  
BRAMLEY  
RG26 5DE

Application No: PL/26/0614  
Application type: Full planning permission

**Applicant:** Christelle Beaupoux

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:** Repair and conservation work to the Gazebo, Causeway, Stable Block boundary wall and gate piers, East (screen) wall gates and gates opening and buttress to the adjacent garden wall.

**At:** CAVERSHAM COURT, CHURCH ROAD, CAVERSHAM, 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**

Date: 24 July 2026



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

**Application At:** CAVERSHAM COURT, CHURCH ROAD, CAVERSHAM, READING

**Application No:** PL/26/0614

**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: 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:  
  
Information submitted on 11 May 2026:
  - 1053-152-PL00- East Boundary Gate Piers and Gates as Proposed
  - 1053-150-PL00-Stable Block Boundary Wall and Gate Piers as Proposed
  - 1053-SCH-03-PR00-Stable Block Courtyard Wall and Gate Pier-Schedule of Repairs
  - 25143-SFK-CW-ZZ-DR-S-0001 P1 Causeway
  - 1053-SCH-04-PR00-North Courtyard Screen Wall and Buttress-Schedule of Repairs
  - 1053-SCH-01-PR00-Gazebo-Schedule of Repairs-260424
  - 1053-102-PL00-Block Plan-Stable Block Courtyard Wall-North Boundary Wall and East Boundary Gate
  - 1053-141-PL00-Gazebo South Elevation Repairs
  - 1053-SCH-05-PR00-East Boundary Wall Opening and Gates-Schedule of Repairs

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- 1053-140-PL00-Gazebo East Elevations Repairs
- 1053-139-PL00-Gazebo North Elevation Repairs
- 1053-149-PL00-Causeway Elevations as Proposed
- E1280-380-R1 M Ent New Gates
- 1053-145-PL00-Gazebo Section AA Repairs
- 1053-146-PL00-Gazebo Section BB Repairs
- 1053-104-PL00-Existing Site Plan Stable Block Courtyard Wall - North Boundary Wall and East Boundary
- 1053-101-PL00-Block Plan-Gazebo and Causeway
- 1053-SCH-02-PR00-West Retaining Wall to Raised Walkway-Schedule of Repairs-2
- 1053-151-PL00-North Boundary Wall Buttress as Proposed
- 1053-148-PL00-Gazebo Section DD Repairs
- 1053-147-PL00-Gazebo Section CC Repairs
- 1053-142-PL00-Gazebo West Elevation Repairs

Information submitted on 16 June 2026:

- 1053-130-PL00-Gazebo-Floor Plans as Proposed- Repairs

Information submitted on 30 June 2026:

- RMT2075 Arboricultural Survey, Impact Assessment and Method Statement, dated 30 June 2026
- Appendix 4 – Tree Protection Plan

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Information submitted on 25 June 2026:

- Stage 2 Bat Survey – Caversham Court Gazebo

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. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms 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. Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Report and Method Statement / Tree Protection Plan prepared by RMTTree Consultancy Ltd dated 30 June 2026. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

5. The development shall only be carried out in accordance with the details given in section 5 of the bat survey report - Stage 2 Bat Survey – Caversham Court Gazebo (CA Ecology, dated 25th June 2026) unless otherwise agreed in writing by the Council.

REASON: To ensure that bats, a protected species and a material consideration in the planning process, are not adversely affected by the proposals.

### **INFORMATIVES**

1. 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)

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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.

2. 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.
3. 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.

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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.

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## 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/>

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