

**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: Mrs Gemma Beazley
The Keen Partnership
The Courtyard Edinburgh Road
Reading
RG30 2UA

Application No: PL/26/0237
Application type: Full planning permission

Applicant: Anrish Properties Limited

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: Demolition of the former public house and the erection of a part five-storey building comprising six self-contained residential flats (Use Class C3) with a Commercial, Business and Service unit at ground floor (Use Class E) and associated works.

At: Battle Inn Ph, 2 Bedford Road, Reading, RG1 7HS

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**

Application At: Battle Inn Ph, 2 Bedford Road, Reading, RG1 7HS
Application No: PL/26/0237
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Date: 11 September 2026



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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:

Drawing No: 15-035-325, rev G, dated 24-5-18 – Fourth Floor Plan (proposed)
As received by the Local Planning Authority 20 February 2026

Drawing No: 15-035-322, rev H, dated 24-3-26 – First Floor Plan (proposed)
Drawing No: 15-035-310, rev E, dated 24-3-26 – Site Plan (proposed)
Drawing No: 15-035-324, rev G, dated 24-3-26 – Third Floor Plan (proposed)
Drawing No: 15-035-328, rev H, dated 24-3-26 – North and East Elevations (proposed)
Drawing No: 15-035-323, rev H, dated 24-3-26 – Second Floor Plan (proposed)
As received by the Local Planning Authority 24 March 2026

Drawing No: 9481 PL-01, dated 2-4-26 – Location Plan
Drawing No: 15-035-326, rev D, dated 24-3-26 – Roof Plan (proposed)
As received by the Local Planning Authority 2 April 2026

Drawing No: 9481 PL-04.20 – Proposed Dormer Detail, dated 12-6-26
As received by the Local Planning Authority 12 June 2026

Drawing No: 9481 PL-04.08 – Proposed South and West Elevations, dated 18-6-26
Drawing No: 0571-L1 Rev A – Landscape Proposals Plan, dated 11-6-26
Drawing No: 9481 PL-04.02 – Proposed Ground Plan, dated 18-6-26
As received by the Local Planning Authority 18 June 2026

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. No development (other than demolition and preparatory works) shall commence until a detailed schedule of all materials to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority including:
- i) All exterior surface materials (including but not limited to: brick details, cladding panels);
 - ii) All window materials and window systems (frames, glass, window surround profile and window reveals);

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- iii) All doors, fascias, soffits;
- iv) All roof details, capping systems; and
- v) Examples of all supporting systems for the support of the above elements.

The development shall be carried out and thereafter maintained in accordance with the details approved.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7, CR2, EN1, EN3, and EN6 of the Reading Borough Local Plan 2019 and policies DP3, HE4 and HE9 of the NPPF 2026.

4. Notwithstanding the details to be provided for Condition 3 above, the depth of all window and door reveals shall be not less than 50mm.

REASON: In the interests of providing a high quality design which responds to the character and appearance of the area, and its setting adjacent to a conservation area in accordance with Policies CC7, EN1 and EN3 of the Reading Borough Local Plan 2019 and policies DP3, HE4 and HE9 of the NPPF 2026.

5. No development shall commence on site (including demolition and any preparatory works) until a site-specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for the following in relation to the demolition and construction phase of the development:
- i) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided, and details of areas where parking will be restricted (including details of enforcement of parking restrictions for operatives);
 - ii) Location for storage of plant and materials used in constructing the development;
 - iii) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
 - iv) Identification of any footpath closures or road closures needed during construction;
 - v) Required wheel washing facilities on site;
 - vi) A scheme for recycling waste resulting from the construction works.
 - vii) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
 - viii) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
 - ix) Provisions to be made for the control of noise coming from the site during demolition and construction;
 - x) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

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The measures within the approved site-specific Construction Method Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019 and policies TR4 and P3 of the NPPF 2026.

6. No development shall commence on site until a scheme of security measures sufficient to achieve Secured by Design (SBD) accreditation for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Such security measures shall include but are not limited to:

- i) increasing active surveillance, access controls and controlling access into and within the building
- ii) visitor entry systems, creating a level of compartmentation within the building
- iii) details of postal services and deliveries
- iv) providing a secure lobby, providing secure external letter boxes or within a secure lobby area
- v) CCTV (to include but not limited to, vehicle and pedestrian gates, cycle and refuse stores, postage boxes and the main entrance)
- vi) security gates and lighting

The development shall be constructed in accordance with the approved scheme of security measures, with the approved scheme of security measures provided via evidence of demonstration of the achievement of SBD accreditation, prior to the first occupation of any part of the development, and be retained as approved at all times thereafter.

Reason: To protect the amenity of future occupants of the proposed development and the area generally, in accordance with policies CC7 and CC8 of the Reading Borough Local Plan 2019 and Policy P5 of the NPPF 2026.

7. Prior to first occupation of the development hereby approved, (a) full details of the refuse, recycling, glass, soft plastic, and food waste storage areas, and container details; and (b) a refuse and recycling collection strategy shall be submitted to, as part of a waste collection, servicing and delivery management plan, and approved in writing by the Local Planning Authority. The refuse and recycling strategy shall cover servicing and deliveries for:

- i) the residential units; and
- ii) the Class E unit,

The management plan will demonstrate how waste will be managed from the site (including vehicles, servicing, deliveries and measures to prevent pests and vermin accessing the bin store(s)). Thereafter, waste storage and collection, servicing, and

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deliveries will be carried out in accordance with the approved waste collection, servicing and delivery management plan.

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 Policies CC7, TR3 and CR6 of the Reading Borough Local Plan 2019 and Policy P3 of the NPPF 2026.

8. No development shall commence on site until a plan indicating the positions, design, materials (including samples) and type of boundary treatment to be erected, has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be implemented in accordance with the approved plan before occupation of any part of the development and retained thereafter.

REASON: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the area in accordance with Policy CC7, CR2, EN1, and EN3 of the Reading Borough Local Plan 2019 and Policy DP3 of the NPPF 2026.

9. No development shall commence on site until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority which includes:

- i) Proposed finished ground and floor levels or contours, any means of enclosure, pedestrian access and circulation areas;
- ii) Hard surfacing materials and other ancillary structures (e.g. all street furniture, play equipment, signage, public art, refuse or other storage units, signs, lighting, external services as reasonably appropriate etc);
- iii) Soft landscaping details shall include planting plans, specification (including cultivation and other operations associated with plant and grass establishment), full tree pit specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
- iv) Routes and details of proposed and existing functional services above and below ground/podium level including power, communications cables and water and gas supply pipelines, including access points;
- v) Full details of the green roof (green / brown / blue-green or combination thereof), including section plans and details of supporting structural requirements including final finished height, as well as details of substrate depth, waterproof membrane, planting details, access and maintenance arrangements, and inspection/maintenance frequency for a 5 year period; and
- vi) A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting

The hard and soft landscaping scheme works shall be carried out in accordance with the approved details prior to first occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

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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: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with policies CC7, CC8, EN14, CR3 and CR10 of the Reading Borough Local Plan 2019 and policies DP3, N2 and N3 of the NPPF 2026.

10. No development above ground level (other than demolition) shall commence on site until a copy of an Interim BREEAM Certificate for the ground floor Class E unit, in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and approved in writing by the Local Planning Authority.

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 of the Reading Borough Local Plan 2019 and policies CC2 and CC3 of the NPPF 2026.

11. Prior to first occupation of the development hereby approved, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in condition 10 (for the Class E unit only).

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 and policies CC2 and CC3 of the NPPF 2026.

12. No development shall commence on site until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed development will involve groundworks in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure, in accordance with Policies EN16 and EN18 of the Reading Borough Local Plan 2019 and policies W4, HC6 and P2 of the NPPF 2026.

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13. The use hereby approved shall not commence, or the dwellings hereby approved be occupied until a detailed scheme for protecting the dwellings from noise emissions from the commercial use (Class E) hereby approved, informed by an assessment of the likely noise emissions from the approved commercial use, has been submitted to and approved in writing by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the separating floor/ceiling between the uses achieves a minimum airborne sound insulation performance of greater than or equal to 55 dB (Dntw +Ctr) and ensures that the noise levels within the property do not exceed the values specified in BS8233:2014 with appropriate penalties and adjustments for the character of the noise. The scheme shall make suitable provision for insulation from structure borne noise. The scheme shall be implemented in full prior to the commencement of the use.

Thereafter, the development shall not be carried out other than fully in accordance with the approved scheme which 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 and Policy P3 of the NPPF 2026.

14. The development hereby approved shall not be occupied until a plan showing how six (6) covered and secure cycle parking spaces for the residential element, and three (3) covered and secure cycle parking spaces for the commercial element can satisfactorily be provided on site have been submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation of any part of the development and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

REASON: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019 and policies CC2, TR2 and TR4 of the NPPF 2026.

15. The development hereby permitted shall not be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings hereby permitted have achieved a minimum of a 19% 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). Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP), 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 and policies CC2 and CC3 of the NPPF 2026.

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16. No flat roof area of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 and H9 of the Reading Borough Local Plan 2019 and policies P4 and P5 of the NPPF 2026.

17. 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: In order 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 and Policy P3 of the NPPF 2026.

18. The development hereby permitted shall not be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings hereby permitted have 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), 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 and Policy CC2 of the NPPF 2026.

19. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (England) Order 2020 (or any Order revoking and/or re-enacting that Order), the use of the ground floor Class E unit hereby permitted shall only be within the following uses (unless an application for express planning permission is submitted to the Local Planning Authority):

Class E (a) - Display or retail sale of goods, other than hot food

Class E (b) - Sale of food and drink for consumption (mostly) on the premises

Class E (c)(i) - Financial services

Class E (c)(ii) - Professional services (other than health or medical services)

Class E (c)(iii) - Other appropriate services in a commercial, business or service locality

Class E (e) - Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)

Class E(g)(i) Offices to carry out any operational or administrative functions,

Class E(g)(ii) Research and development of products or processes

Reason: Another alternative use of the premises which may otherwise be permitted by virtue of the above Orders could be harmful to the amenities of residents contrary to Policy CC8 of the Reading Borough Local Plan 2019 and policies DM10 and E2 of the NPPF 2026.

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20. Notwithstanding the provisions of Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended), the Oxford Road and Bedford Road ground floor windows shall retain clear glazing without the installation of window vinyls, roller shutters, or similar which would obscure visibility between the public realm and the building.

Reason: In the interests of retaining a vibrant and attractive streetscene and maintaining active surveillance, in accordance with Policies CC7, CR7, CR11, RL1 and OU5 of the Reading Borough Local Plan 2019 and policies DM7 and DM10 of the NPPF 2026.

21. Prior to the first occupation of any part of the development, or the commencement of the Class E use hereby permitted (whichever occurs first), the existing delivery hatch fronting Bedford Road shall be removed and the adjoining footway reinstated in accordance with details approved in writing by the Local Planning Authority and any necessary Highway Licence. The approved works shall be completed in full prior to first occupation or commencement of the Class E use, whichever occurs first.

Reason: To secure the removal of a redundant feature from the street scene, protect visual amenity, and ensure the proper reinstatement of the public highway in accordance with Policies CC7 and CR3 of the Reading Borough Local Plan (2019) and Policy TR4 of the NPPF 2026.

22. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014 methodology. The predicted specific sound level (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 predicted 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. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

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 and Policy TR3 of the NPPF 2026.

23. 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.

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 and Policy TR3 of the NPPF 2026.

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24. Notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no development within Schedule 2, Part 2, Class L – ‘small HMOs to dwellinghouses and vice versa’ shall be carried out within the development without express planning permission from the Local Planning Authority, and the dwellings hereby permitted shall be retained as C3 dwellings only.

REASON: Reason: To ensure the continued provision of self-contained dwellinghouses, contributing to the supply and mix of housing within the Borough, and because the housing benefits associated with the approved development form part of the justification for the grant of planning permission. The restriction is therefore necessary in accordance with Policy H1 of the Reading Borough Local Plan 2019 and Policy DM10 of the NPPF 2026.

25. Prior to first occupation of the development hereby approved, a Delivery and Servicing Plan to manage how vehicles shall access the development without creating safety concerns and congestion based on the anticipated number of vehicle trips associated with delivery and servicing vehicles for the development shall be submitted to the Local Planning Authority for approval in writing. Thereafter deliveries and servicing will be carried out in accordance with the approved Delivery and Servicing Plan.

REASON: In the interest of the safety and convenience of all highway users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019 and Policy P3 of the NPPF 2026.

26. Notwithstanding details which may be submitted in respect of conditions 7 and 25 above, the hours for deliveries and/or waste collection shall be restricted to 0900 to 1700 on Mondays to Saturdays and not at all on Sundays or Bank Holidays.

REASON: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019 and Policy P3 of the NPPF 2026.

27. No residential unit hereby approved shall be occupied until the Local Planning Authority has been notified in writing of the full postal address of the unit(s) hereby approved. The notification shall be sent to the Local Planning Authority quoting the application reference specified on this Notice.

REASON: In order that the Council can update its records to ensure that parking permits are not automatically issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019 and policies CC2 and TR2 of the NPPF 2026.

28. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any

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existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

REASON: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area Policy TR3 and TR5 of the Reading Local Plan 2019 and policies CC2 and TR2 of the NPPF 2026.

29. The Class E unit hereby permitted shall not be used by members of the public outside the hours of 0800 to 2200 on Mondays to Saturdays and 0800 to 1700 on Sundays or Bank Holidays.

REASON: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019 and Policy E2 of the NPPF 2026.

INFORMATIVES

1. With regard to condition 3 (Materials Details) and 7 (refuse and recycling collection strategy) it will be expected for the developer to liaise with Abbey Ward Councillors prior to the submission of this approval of details application. Furthermore, Abbey Ward Councillors will also be formally consulted by the Local Planning Authority when this approval of details application is submitted.
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. In accordance with Article 35 (DMPO 2015) some conditions 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.
4. A Building Regulations application will be required for the proposed development. Please go to our website for more advice.
<https://www.reading.gov.uk/planning-and-building-control/building-control/apply-for-building-control/>
You can also find advice and submit an application using the Planning Portal.

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5. 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.
6. 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. For this approved development the CIL status is CHARGEABLE. 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:

https://images.reading.gov.uk/2019/12/CIL_Advice_to_Applicants.pdf

7. 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
8. 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.
9. 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.
10. 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.
11. 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.

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12. The applicant is advised that a highways licence is required for works to undertake removal of the delivery hatch within highways land on Bedford Road.
13. The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.

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A handwritten signature in black ink, consisting of several fluid, overlapping strokes.

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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/>

Date: 11 September 2026



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