



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY
PLANNING (ENGLAND) 1990**

Mr Christopher Wickham
Christopher Wickham
Assocs
35 Highgate High Street
London
N6 5JT

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 182281
Applicant Name: Mr S. Jackson
Site Address: Reading Blue Coat School, Home Park, Sonning,
RG4 6SU
Proposal: Full planning application for the partial demolition of
"old Design & Technology" buildings and erection
pitched roof to retained "Old Coach House" building,
plus external works including the fenestration and
erection of a new cycle shelter.

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants permission** for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered '1122.PL.100, 1122.GA.005D, RBCS.COACH HOUSE.PHDAS, Midland Survey_ 27447-1, Midland Survey_ 27447-2, 1122.GA.001d, 1122.GA.002b, TA_ 1122.PL.010d, TA_ 1122.PL.011e, RBCS Site Location Plan, 10918.1 Reading Blue Coat School MB 071217, RBCS.COACH HOUSE external finishes schedule, RBCS.CYCLE SHELTER materials' received by the local planning authority on 03/09/18. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. External materials

Any areas of external brickwork required to be re-instated in accordance with the approved plans shall match the existing (19th century) brickwork in brick colour and size, mortar colour, and pointing and bonding detail.

Reason: Reason: In order to safeguard the special architectural or historic interest of the building.

Relevant policy: National Planning Policy Framework Section 12 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

4. Former Garden Wall – Approach to reinstatement of capping

Details of the approach to making good the eastern section of wall head, which will become exposed as a result of the removal of the section of building hereby approved, shall be submitted to the Local Planning Authority and approved in writing prior to this part of the works be implemented.

Reason: Reason: In order to safeguard the special architectural or historic interest of the building.

Relevant policy: National Planning Policy Framework Section 12 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

Informatives

1. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice

available on the Council's website. On this particular application, no

pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would

be unnecessary and costly for all parties.

2. Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant or the Council's ecologist contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Signed

A handwritten signature in black ink, appearing to read "Clare Lawrence". The signature is written in a cursive style and is underlined with a single horizontal line.

Clare Lawrence
Assistant Director - Place
Date: 09/11/2018

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



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- **Other statutory legislation:** This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.
- **The Town & Country Planning (Development Management Procedure) Order:** This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.
- **Officer Report:** An officer report explaining the decision will be available to view online.
- **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 the owner 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 which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.
- **Appeals to the Secretary of State:** If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above in the case of a refusal of a 'householder' application:
Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application

12 weeks from the decision date above in the case of a refusal of a 'minor commercial' application:

Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5 where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

6 months from the decision date above in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

6 months from the decision date above in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service: <https://www.gov.uk/government/organisations/planning-inspectorate> which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>. Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

- **Discharge of Conditions:** This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the Planning Portal at: http://www.planningportal.gov.uk/uploads/appPDF/X0360Form027_england_en.pdf.
- **Street Naming and Numbering for new dwellings:** If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.
- **Access to privately owned land:** The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.
- **Building Regulations:** Building regulations approval may be required for the proposed development; please see the Council's website regarding this <http://www.wokingham.gov.uk/building-control/>.

- **Fire Regulations:** In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:
 - i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
 - ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.