11 November 2026

FAO Chief Planning Officer
Planning Department
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir/Madam,

Re: Hatch House, Hatch Ride Primary School, Hatch Ride, Crowthorne, RG45 6LP, UK

On behalf of the Applicant, Mr Graham Oakley of Corvus Learning Trust, we are pleased to enclose this planning application for Prior Approval for Schedule 2, Part 11, Class B – demolition of buildings.

This covering letter will cover the background to the application and provide the necessary information to enable its determination by Officers at the Council. It will consider the proposals in light of the relevant legislation.

Proposed demolition
This application is for the demolition of the single-storey dwelling and the attached garage at the site.

Assessment
Schedule 2, Part 11, Class B – demolition of buildings sets out the parameters for when demolition is acceptable.

Permitted development

B. Any building operation consisting of the demolition of a building.

The development complies with this requirement.

Development not permitted

B.1 Development is not permitted by Class B if—

(a) the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable

to secure safety or health by works of repair or works for affording temporary support;

The proposed building has not been rendered unsafe and so complies with this requirement.

(b) the demolition is "relevant demolition" for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area); or;

The proposed demolition complies.

(c) the building is used, or was last used, for a purpose falling within—

(i) article 3(6)(p) (drinking establishments etc.) of the Use Classes Order; or
(ii) article 3(6)(q) (drinking establishments with expanded food provision) of that Order;

The building's last use was as a C3 residential dwellinghouse, so this consideration is not relevant.

(d) the building is used, or was last used, for the purpose of—

(i) a concert hall;
(ii) a venue for live music performance; or
(iii) a theatre; or

The building was not last used for any of these purposes and so this is not a relevant consideration.

(e) the demolition relates to a statue, memorial or monument ("a commemorative structure") in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure—

(i) that is a listed building;
(ii) that is a scheduled monument
(iii) within a cemetery, on consecrated land, or within the curtilage of a place of public worship;
(iv) within the grounds of a museum or art gallery; or
(v) within the curtilage of a dwellinghouse

The proposed demolition does not relate to the demolition of any of these listed features and is not located within any of these constraints that would otherwise prejudice demolition.

Conditions

B.2 Development is permitted by Class B subject to the following conditions—
(a) where demolition is urgently necessary in the interests of safety or health and the measures immediately necessary in such interests are the demolition of the building the developer must, as soon as reasonably practicable, give the local planning authority a written justification of the demolition;

The demolition is not urgently necessary in the interests of safety o health and therefore this does not apply.

(b) where the demolition does not fall within paragraph (a) and is not excluded demolition—

(i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site;

This application meets this requirement.

(ii) an application described in paragraph (b)(i)(aa) paragraph (b)(i) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid;

This statement confirms the description of the building to be demolished. The site notice was erected on 11 November 2026. The fee will be paid with this application.

(iv) subject to paragraph (b)(v), the applicant must display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days

beginning with the date on which the application was submitted to the local planning authority;

This has been displayed at the entrance on 11 November and will remain in situ for the required time period.

(v) where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in paragraph (b)(iv) has elapsed, the applicant is treated as having complied with the requirements of that paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement;

Noted.

(vi) subject to paragraph (b)(x), the development must not begin before the occurrence of one of the following—

(aa) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;

Noted.

(bb) where the local planning authority give the applicant notice within 28 days following the date of receiving the application of their determination that such prior approval is required, the giving of such approval; or

Noted.

(cc) the expiry of 28 days following the date on which the application was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;

Noted.

(vii) the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—

(aa) where prior approval is required, in accordance with the details approved;

(bb) where prior approval is not required, in accordance with the details submitted with the application;

Noted.

Interpretation of Class B

B.3 For the purposes of Class B—

"community asset" means a building which has been entered onto a list of assets of community value including any building which has been subsequently excluded from that list under regulation 2(b) of the Assets of Community Value (England) Regulations;

The building is not listed as an Asset of Community Value

"dwellinghouse" does not include educational accommodation;
"excluded demolition" means demolition—

(a) on land which is the subject of a planning permission, for the redevelopment of the land, granted on an application or deemed to be granted under Part 3 of the Act (control over development),

(b) permitted to be carried out by a consent under Part 1 of the Ancient Monuments and Archaeological Areas Act 1979 (scheduled monument consent),

(c) permitted to be carried out by a consent under Part 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (listed building consent),

(d) required or permitted to be carried out by or under any other enactment, or

(f) required to be carried out by virtue of a relevant obligation;

The building to which the demolition relates to is not related to any of the excluded demolition tests.

"relevant obligation" means—

(a) an obligation arising under an agreement made under section 106 of the Act, as originally enacted (agreements regulating development or use of land);

(b) a planning obligation entered into under section 106 of the Act, as substituted by section 12 of the Planning and Compensation Act 1991 (planning obligations), or under section 299A of the Act (Crown planning obligations);

(c) an obligation arising under, or under an agreement made under, any provision corresponding to section 106 of the Act, as originally enacted or as substituted by the Planning and Compensation Act 1991, or to section 299A of the Act;
The relevant obligation tests are not relevant to the building which is proposed to be demolished.

"site notice" means a notice containing—

(a) the name of the applicant,
(b) a description, including the address, of the building or buildings which it is proposed to be demolished,
(c) a statement that the applicant has applied to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site,
(d) the date on which the applicant proposes to carry out the demolition, and
(e) the name and address of the local planning authority, and which is signed and dated by or on behalf of the applicant;

Please see enclosed site notice.

Conclusion

The conclusion reached is that the proposed demolition accords with Schedule 2, Part 11, Class B – demolition of buildings of the Town and Country Planning (General Permitted Development Order) (GPDO) 2015 (as amended) and as such, it is respectfully requested that the prior approval be granted.

Yours sincerely,

[redacted]

Katie Walker BA (Hons) MSc MRTPI

Associate Director | ET Planning

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