



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Reading Blue Coat School
Address Line 1	Sonning Lane
Address Line 2	
Address Line 3	Wokingham
Town/city	Sonning
Postcode	RG4 6SU

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
475249	175213

Description

Applicant Details

Name/Company

Title

Ms

First name

A.

Surname

West

Company Name

Reading Blue Coat School

Address

Address line 1

Reading Blue Coat School

Address line 2

Sonning Lane

Address line 3

Sonning

Town/City

Wokingham

County

Country

Postcode

RG4 6SU

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Christopher

Surname

Wickham

Company Name

Christopher Wickham Assocs

Address

Address line 1

35 Highgate High Street

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

N6 5JT

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Full application for the proposed erection of a part single, part two storey building for educational purposes following the substantial demolition of existing building; permanent retention of temporary drama studio for educational purposes; external alterations, including new roof and cladding, to existing music annexe; associated hard and soft landscaping. (N.B. This is a modification to the description of the approved development, as agreed under non-material amendment ref: 242223).

Reference number

232925 (as modified by non-material amendment 242223).

Date of decision (date must be pre-application submission)

18/01/2024

Please state the condition number(s) to which this application relates

Condition number(s)

2 (Approved details), 3 (External materials)

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

To allow for minor material amendments to the footprint, bulk and appearance of the approved development, and to incorporate associated changes to the approved Surface Water Drainage Strategy.

Condition 2 Approved details – This permission is in respect of the submitted application plans and drawings numbered:

- 0058-200-P1
- 7119-GBS-XX-RP-DR-A-105-P01
- 7119-GBS-XX-XX-DR-A-106-P01
- 7119-GBS-XX-XX-DR-A-107-P01
- 7119-GBS-XX-XX-DR-A-108-P01
- 7119-GBS-XX-XX-DR-A-109-P01
- 7119-GBS-XX-XX-DR-A-110-P01
- 7119-GBS-XX-01-DR-A-111-P01
- 7118-GBS-XX-XX-DR-A-201-P01 [N.B. Previously approved; not subject to amendment]
- 7118-GBS-XX-XX-DR-A-202-P05 [N.B. Previously approved; not subject to amendment]
- 7118-GBS-XX-XX-DR-A-203-P05
- 7118-GBS-XX-XX-DR-A-204-P07
- 7118-GBS-XX-XX-DR-A-205-P07
- Surface Water Drainage Strategy (Stantec, October 2024, Project Ref: 330511026/2000)

Condition 3. External materials - The materials to be used in the construction of the development hereby permitted are to be as specified on the approved drawings, unless otherwise agreed in writing by the local planning authority.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

None provided

Date (must be pre-application submission)

21/08/2024

Details of the pre-application advice received

The LPA advised by email (on the above date) as follows:-

[REDACTED]

[REDACTED]

Further advice was provided by email on 19th September 2024 with regard to the proposed revised surface water drainage layout, as follows:-

[REDACTED]

[REDACTED]

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Reading Blue Coat School

Number:**Suffix:****Address line 1:**

Sonning Lane

Address Line 2:

Sonnig

Town/City:

Wokingham

Postcode:

RG4 6SU

Date notice served (DD/MM/YYYY):

07/10/2024

Person Family Name:

Person Role

☐ The Applicant☒ The Agent

Title

Mr

First Name

Christopher

Surname

Wickham

Declaration Date

07/10/2024

☒ Declaration made**Declaration**

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Christopher Wickham

Date

07/10/2024