APPLICATION NO:

F/2001/3290

LOCATION:
University Of Reading Students Union Whiteknights Park, Earley Reading.

APPLICANT:
University Of Reading C/O Nigel Burgess Associates

PROPOSAL:
Proposed two storey side extension to union building.

EARLIEST DATE FOR DECISION: **04/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
28/03/2001

CASE OFFICER: **Nicola Lake**

16 April 2001

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

University of Reading
C/O Nigel Burgess Associates
The Priory
Church Road
Westoning
Beds
MK45 5JW

Application Number: F/2001/3290

Parish: **EARLEY**

Location: **University of Reading Students Union, Whiteknights Park, Earley, Reading.**

Proposal: **Proposed two storey side extension to union building.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include the proposed location, species and size of two replacement trees. The plan shall also show the location of the existing trees together with measures for their protection during the course of development.

Condition
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. In the interests of visual amenity.

Reason
4. In the interests of visual amenity.

John Mitchell
Development Control Manager
Date: 16/04/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

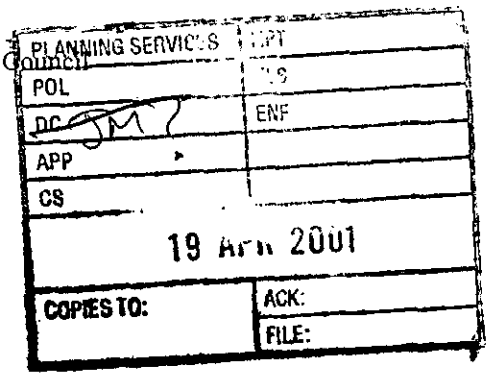
Reading
BOROUGH COUNCIL

f/2001/3290
NL.

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR



Our Ref: 01/00181/WOKADJ/CB
Your Ref:

Direct: ☎ 0118 939 0450

11th April 2001

Your contact is: Chris Bintcliffe, Planning

Dear Sir/Madam

CONSULTATION ON APPLICATION NO: 01/00181/WOKADJ/CB

AT: Students Union, University Of Reading Pepper Lane Out Of Reading Borough RG6 6AZ

FOR: *Two storey side extension to union building*

APPLICANT: *Reading University Student's Union*

I refer to the consultation of the above application which was received on 12th February 2001.

I can confirm that the Council has no objections, in principle, to this application, provided that any approval be subject to a condition that a scheme be implemented to replace the two trees scheduled to be removed by the erection of this extension.

If you wish to discuss this matter further, please contact me on the above number.

Yours sincerely

Chris Bintcliffe

For Planning Manager

NOTES

APPEALS

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 – Section 32

(i) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show –

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.

(5) In this section references to the adequancy or inadequacy of means of access for the fire brigade shall b construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

76-(1) This section applies when planning permission is granted for any development which will result in the provision –

(a) of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);

(b) of any of the following (being in each case, premises in which persons are employed to work)-

(i) office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;

(ii) premises which are deemed to be such premises for the purposes of that Act; or

(iii) factories as defined by section 175 of the Factories Act 1961;

(c) of a building intended for the purposes of a university college or college, or of a school or hall of a university;

(d) of a building intended for the purposes of an institution within the PCFC funding sector; or

of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.

(2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted –

(a) in the case of such a building or premises as are mentioned in subsection (1)(a)

(i) to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and

(ii) to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code;

(b) in the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;

(c) in the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.

(3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipework) needing disposal.

Under the requirements of the Environmental Protection Act 1990 (Part 2) and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licensed by the Environment Agency acting in their capacity as Waste Disposal Authority and additional procedures may have to be followed. There may also be occasions when hazardous substances such as gas from former landfil sites could be a problem. Advice about all these issues can be obtained from:

Environment Agency
Isis House, Howberry Park
Wallingford
Oxon OX10 8BD

Telephone: (01491) 832801 Fax: (01189) 533302

BUILDING REGULATIONS

This planning permission does not give approval under the Building Regulations. Before any works are commenced you should check with the Building Control Section of the Council whether any approval is required under the Building Regulations.

Raised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3290	NL
BUILDING CONTROL NUMBER	F/2001/1675	Alan
~~APPLICANT~~/AGENT	Nigel Burgess Assoc.	
ADDRESS OF SITE	Students Union, Reading University, Whiteknights EARLEY	
DESCRIPTION OF PROPOSED WORK	two storey ext + new staircase.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		Location
ELEVATIONS	None	1111/SK21
FLOOR PLANS	1111/101 1111/204	1111/15 1111/16

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	6/11/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2001/3290

PROPOSAL:
Proposed two storey side extension to union building.

LOCATION:
University Of Reading Students Union, Whiteknights Park, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/03/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

08 February 2001

WORK SHEET FOR : Nicola Lake.

Application Number : F/2001/3290

Applicant : University of Reading, C/O Nigel Burgess Associates.

Location : University of Reading Students union, Whiteknights Park, Earley.

Proposal : Proposed two storey side extension to union building.

Site Notice Displayed ? :	YES	NO	DATE
	✓		01·03·01·

Date of Neighbour Notifications :

Date of Site Visit : 01.03.01

Date Registered : 31.01.01

Earliest Date for Decision : 04.03.01

Latest Consultation Date/Site Notice Expiry Date : 04.03.01

Application Expiry Date: 28.03.01

Consultation Responses :
Highways: No objection.
Earley Town Council: No objection.
Environmental Health: No objection.
Landscaping: Their initial concerns over the removal of the proposed trees were removed on further investigation of site. No objection.

Planning History :
The existing structure is part of the university campus facilities.

Planning Issues :
Site designation: Within the identified settlement and an Employment: University of Reading.

1. Impact upon the character and appearance of the surrounding area.

Application Number: F/2001/3290

Appraisal :

1. **Impact upon the character and appearance of the surrounding area.**
   The proposed development is for a two storey extension to the existing student union structure. The Proposed extension would adjoin what is currently a blank brick elevation with no features. The proposed extension would create a feature entrance with glass panels helping to break up the west and south elevations. The north elevation would remain largely featureless which would be in keeping with the existing elevation to this side of the building.

   The proposed development would result in the removal of two Holme Oaks. While the landscape architect was initially concern that the removal of both the trees was not required, further investigation of the trees, indicated that neither tree was in particular good health and as such the Landscaping officer has no objection to their removal.

   Therefore the proposed development is in keeping with the character and appearance of the existing structure and the wider area. Hence there would be detrimental impact upon the character or appearance of the surrounding area.

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number:F/2001/3290.
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2.	C014	R014	
3.		R150	No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall included the proposed location, species, and size of two replacement trees. The plan shall also show the location of the existing trees together with measures for their protection during the course of development.
4.	C151	R151	

CONDITION MONITORING RECORD SHEET

APPLICATION NO:

SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT	3.			
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

RECORD OF SITE VISIT

SITE ADDRESS

APPLICATION NUMBER:

OFFICER:

DATE OF SITE VISIT: 01.03.21

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - at entrance.

2. DESCRIPTION OF SURROUNDINGS

University Campus.

3. DESCRIPTION OF SITE/BUILDING

modern Building set well within the University grounds.

4. RELATIONSHIP TO ADJOINING PROPERTIES The elevation to which the extension would be attached has no or few features, There is mature landscaping within the immediate area

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 6 April 2001

My ref: F/2001/3290

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

Application Number: F/2001/3290
University Of Reading Students Union, Whiteknights Park, Earley, Reading.
Proposed two storey side extension to union building.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 16 April 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2001/3290**
University Of Reading Students Union, Whiteknights Park, Earley, Reading.
Proposed two storey side extension to union building.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Rolls

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6481

Date: 6 April 2001

My ref: F/2001/3290

CONFIDENTIAL

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3290
University Of Reading Students Union, Whiteknights Park, Earley, Reading.
Proposed two storey side extension to union building..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6481

Date: 6 April 2001

My ref: F/2001/3290

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2001/3290
University Of Reading Students Union, Whiteknights Park, Earley, Reading.
Proposed two storey side extension to union building..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

1327

WOKINGHAM DISTRICT COUNCIL

To Nicky

Date 5/3/01 Time

WHILE YOU WERE OUT

Name

Phone No. Ext.

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: Two Oaks (Holm) @ Reading University - they are not in good health & therefore I have no problem with them being removed.

Condition for extra planting / replacement Planting in this area

Signed Cathene

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Nicola Lake

DATE: 27 February 2001

Location:	University of Reading Students Union, Whiteknights Park, Earley, Reading
Proposal:	Proposed two storey side extension
Application Number:	F/2001/3290

In response to your consultation dated 8 February 2001 for the above application, the landscape comments are as follows:

The two Holm Oaks shown to be removed on drawing no. 1111/15 contribute to the open area to the east of the students union. It would be preferable to keep both trees however the single stem Holm Oak to the north has better form and less lower growth which would not cause a security problem if the tree is retained.

The distance between the single stem Holm Oak and the proposed extension is 6.5m which is just outside the minimum protected distances stated in BS 5837. Therefore the tree could be retained as part of the development provided that protective fencing is erected around the tree as stated in the British Standard.

A new paving area is shown at the new entrance to the Student Union. This partly extends under the canopy of a large Oak. The applicant will need to indicate how far the paving will extend and whether it is proposed to make any changes to the existing ground level as both these issues could have detrimental consequences for the tree.

Catherine Brimble

Holm Oaks - Evergreen.

- The multi stem can be removed
- The single stem can be retained.

Catherine Brimble
Landscape Architect

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
27 FEB 2001	
COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: Joanne Ellis
Environmental Health

My Ref: jpe/uni

To: Nicola Lake
Development Control

Your Ref: F/2001/3290

Date. 26 February 2001

PROPOSED: TWO STOREY SIDE EXTENSION TO UNION BUILDING

LOCATION: UNIVERSITY OF READING STUDENT UNION, WHITEKNIGHTS, EATRLEY

These proposals have been evaluated and I have no environmental health objections to the application.

1792

NL

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3290 relates.

Address of site University of Reading Students Union, Whiteknights Park, Earley, Reading.

Signed

Date 16-02-01

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 08 February 2001

Application Number: F/2001/3290

Proposal: Proposed two storey side extension to union building.

Parish: EARLEY TOWN

Site Address:
University Of Reading Students Union, Whiteknights Park, Earley, Reading.

Applicant:
University Of Reading C/O Nigel Burgess Associates.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: _____ **Print name:** Adam Coggins

16/02/01

FROM: Nicola Lake

DATE: 08 February 2001

DELEGATED
PLANNING SERVICES
POL
DC
APP
CS
19 FEB 2001
COPIES TO:
FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3290

Proposal: Proposed two storey side extension to union building..

Site Address: University Of Reading Students Union, Whiteknights Park, Earley, Reading.

Applicant: University Of Reading C/O Nigel Burgess Associates.

Your observations are required in respect of this application **by 04/03/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 FEB 2001

Clerk To Earley Parish/Town Council.

[redacted]

See Part 1 plans.

To:
Access Officer - Building Control
F.A.O. Duncan Garrett

From: Nicola Lake

Date: 08 February 2001

Application Number: F/2001/3290

Proposal: Proposed two storey side extension to union building..

Site Address:
University Of Reading Students Union, Whiteknights Park, Earley, Reading.

Applicant:
University Of Reading C/O Nigel Burgess Associates.

Your observations are required in respect of this application within **7 days** of the above date.

Rec: 12/02/01

letter attached.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 31 JAN 2001	
Officer: NL	Application No. F/2001/3290

Map No. 51 **Site** 121-00
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO UNION BUILDING

Location: STUDENTS UNION, WHITE KNIGHTS CAMPUS

Parish: EARLEY Ward: Redhatch
8-2-01 D.

Applicant: READING UNIVERSITY

Fee Received 760-00 (6) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Other 2 elevations	requested 30/1 to follow	✓
6	Floor plans			received 1/2
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 8.2.08 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....✓
Trees .....
Conservation Officer .....✓
Environmental Health .....
Housing .....
Leisure & Cultural services .....✓
Public Rights of Way (amended footpaths) .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....✓

EXTERNAL CONSULTATIONS

Adjacent D P A Reading
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS: (Historic Park / Garden)

.....
No pre-apps
.....
- Disabled Access officer .....✓

NEIGHBOURS:

2x S/N - Shinfield Rd & Pepper Lane

(no further neighbour notifications reqd - 90m radius from development is all within red line)

Recd 1.45PM 30-1-01

COPY 31 JAN 2001

original passed to N. Lake 31/1/01

Nigel Burgess Associates
ARCHITECTS & DESIGNERS

The Priory
Church Road
Westoning
Bedfordshire
MK45 5JW

Tel 01525 717200
Fax 01525 716822

Our Ref 1111/NB/mab/LT7

Your Ref

The District Planning Officer
Wokingham District Council
Planning Department
P.O. Box No 157
Council Offices
Shute End, Wokingham
Berkshire RG40 1WR

29 January, 2001

Dear Sir

Re: Reading University Student's Union Main Hall Refurbishment and Additions

Further to our telephone conversation earlier today with Planning Officer Nicola Lake, we explained that in addition to the two-storey extension and new staircase for which we are seeking planning approval, we are also inserting a mezzanine into the existing hall of approximately 175m2.

It is our understanding that the formation of the mezzanine floor does not require planning approval we would however like confirmation that this is Permitted Development.

Yours faithfully

Nigel Burgess.

Nigel Burgess

Encl.: As above

Cc Client Student; Union Ben Elger
Reading University Estates Dept Peter Babb

31 JAN 2001

Our Ref 1111/NB/mab/LT6

Your Ref

Nigel Burgess Associates
ARCHITECTS & DESIGNERS

The Priory
Church Road
Westoning
Bedfordshire
MK45 5JW

Tel 01525 717200
Fax 01525 716822

The District Planning Officer
Wokingham District Council
Planning Department
P.O. Box No 157
Council Offices
Shute End, Wokingham
Berkshire RG40 1WR

29 January, 2001

Dear Sir

Re: Reading University Student's Union Main Hall Refurbishment and Additions

Please find enclosed our planning application for a two-storey extension to the existing hall and new staircase.

The application comprises:

6 copies of the completed application form (part 1 & 2)
1 copy of Section 66 Certificate A
1 copy of the Agricultural Holding Certificate
6 copies of drawings:

1111/001	Site plan
1111/15	Proposed Ground Floor Plans
1111/16	Proposed First Floor Plan
1111/22	Proposed Elevations
1111/33	Proposed Sections

Application fee of £760.00

If you should require any further information or have any queries regarding the application please do nor hesitate to contact the undersigned.

Yours faithfully

Nigel Burgess

Encl.: As above

Cc Client Student; Union Ben Elger
Reading University Estates Dept Peter Babb

Our Ref 1111/NB/mab/LT8

Your Ref

01 FEB 2001

The District Planning Officer
Wokingham District Council
Planning Department
P.O. Box No 157
Council Offices
Shute End, Wokingham
Berkshire RG40 1WR

31 JAN 2001 5298

Nigel Burgess Associates
ARCHITECTS & DESIGNERS

The Priory
Church Road
Westoning
Bedfordshire
MK45 5JW

Tel 01525 717200
Fax 01525 716822

Att Mrs Hurst

30 January, 2001

Dear Mrs Hurst

Re: Reading University Student's Union Main Hall Refurbishment and Additions

Further to our meeting earlier today please find enclosed six copies of Drawing No 1111/002 showing the existing layout of the student union facilities and the location of the proposed extensions.

We have also re-issued the location plans with a site boundary more clearly marked in red together with the top copy of the planning form.

Hopefully this provides all the outstanding information

Yours faithfully

Nigel Burgess

Encl.: As above

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

31 JAN 2001 5250

1.	APPLICANT'S NAME	READING UNIVERSITY STUDENT'S UNION
	ADDRESS	WHITEKNIGHTS PO BOX 230 READING
	POST CODE	RG6 6AZ PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	NIGEL BURGESS ASSOCIATES
	ADDRESS	THE PRIORY CHURCH ROAD WESTONING BEDS
	POST CODE	MK45 5JW PHONE 01525 717200
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	WHITEKNIGHTS CAMPUS. (SEE LOCATION PLAN 1111/001
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		TWO STOREY EXTENSION TO. EXTG. HALL.
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A. - EXTENSION AREA 258m²
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LESSEE - 20 YEARS LEASE
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	DRWG NO 1111/001, 15, 16, 21 & 33.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐		ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING	☐		
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

UNIVERSITY OF READING STUDENT UNION FACILITIES

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICKWORK TO MATCH EXTG. CURTAIN WALLING WITH CLEAR GLAZING

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

OPEN CAMPUS.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXTG SURFACE WATER SYSTEM.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

VEHICULAR AS EXISTING
PEDESTRIAN.- EXISTING FOOTPATHS AMENDED AS DRWG Nº 1111/15

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES. NEW LIFT TO BE INSTALLED PROVIDING WHEELCHAIR ACCESS TO ALL LEVELS OF THE BUILDING

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/
BUNGALOW	/ *	/ *	/
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£760.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED Nigel Burgess. ON BEHALF OF UNIVERSITY OF READING STUDENT'S UNION DATE 29/01/01

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE	662.5	6	295	
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	ALL AS. EXISTING	
Proposed	CAMPUS	

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

STUDENT UNION. ENTERTAINMENT & SUPPORT FACILITIES.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

READING UNIVERSITY STUDENT'S UNION

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No.

31.JAN.2001* 5190

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . Nigel Bungum . . . . . .

On behalf of . READING UNIVERSITY STUDENTS UNION . . . . . .

Date . . . 29/01/01 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

(1) STUDENTS UNION

ADDRESS WHITEKNIGHTS PARK PARISH EARLEY

PLOT No. ORD. SHEET No. SU.7371(51)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
396/50	The University of Reading	Outline - Use of Whiteknights Park for gen. Univ. purposes	12.12.50	N/A	C/A
104/51	"	Outline & Layout	12.6.51	N/A	C/A
R/18/67	"	Students Union Bldg.	16.2.67	App	Ap
150/73	"	Link ext - senior c. room students union bldg	22.2.73	N/A	C/A
[illegible]	"	[illegible]	[illegible]	[illegible]	[illegible]
BR 1317	STUDENTS UNION	STORE SHED	25.3.80	APP	N/A
12966	"	"	10.4.80	N/A	C/A
15334	UNIV. OF READING	CHANGING ROOM + TOILETS	5.5.81	N/A	C/A
BR 17326	" "	" " "	14.8.81	App	Mw
37/96 } BRA 10260 }	"	PORTABLE BLDG. TO ACC. DAY NURSERY ADJ. TO STUDENTS' UNION	6.3.91 31.5.91	APP	31.3.9

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) ADDRESS STUDENTS UNION PARISH EARLEY

WHITEKNIGHTS PARK

PLOT No. ORD. SHEET No. SU 7371(5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/63347/TR	UNIV. OF READING	RENEWAL NURSERY	14.3.96	31.3.9
97/65343/F	" " "	S/ST EXT for Nursery + 2/ST EXT TO hall.	6.6.97	C/
98/67869/F		NURSERY UNIT ADJ.	22.12.98	C/
98/68333/T	"	Erect 4 Temp. Bldgs	20.11.98	C
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
FP 98/7962	"	Refurb main bar, secondary hall + lower level concourse	19.10.98	APP
98/68690/F	"	2/ST. EXTENSION FOR USE AS CHANGING ROOM TOILETS + MEETING ROOM	5.1.99	C/A
991692451F	"	Install disabled persons lift, Motor room + hobby area	20.4.99	C/

DATE OF COMPLETION

MINISTRY DECISION

FP 98/7948	"	Ext - replace changing rooms	1.9.98	APP
FP 99/8361	"	S/St (childrens nursery)	11.2.99	APP
F/2000/1796	"	erection one AM radio area + 1 VHF radio area	8.8.00	App.



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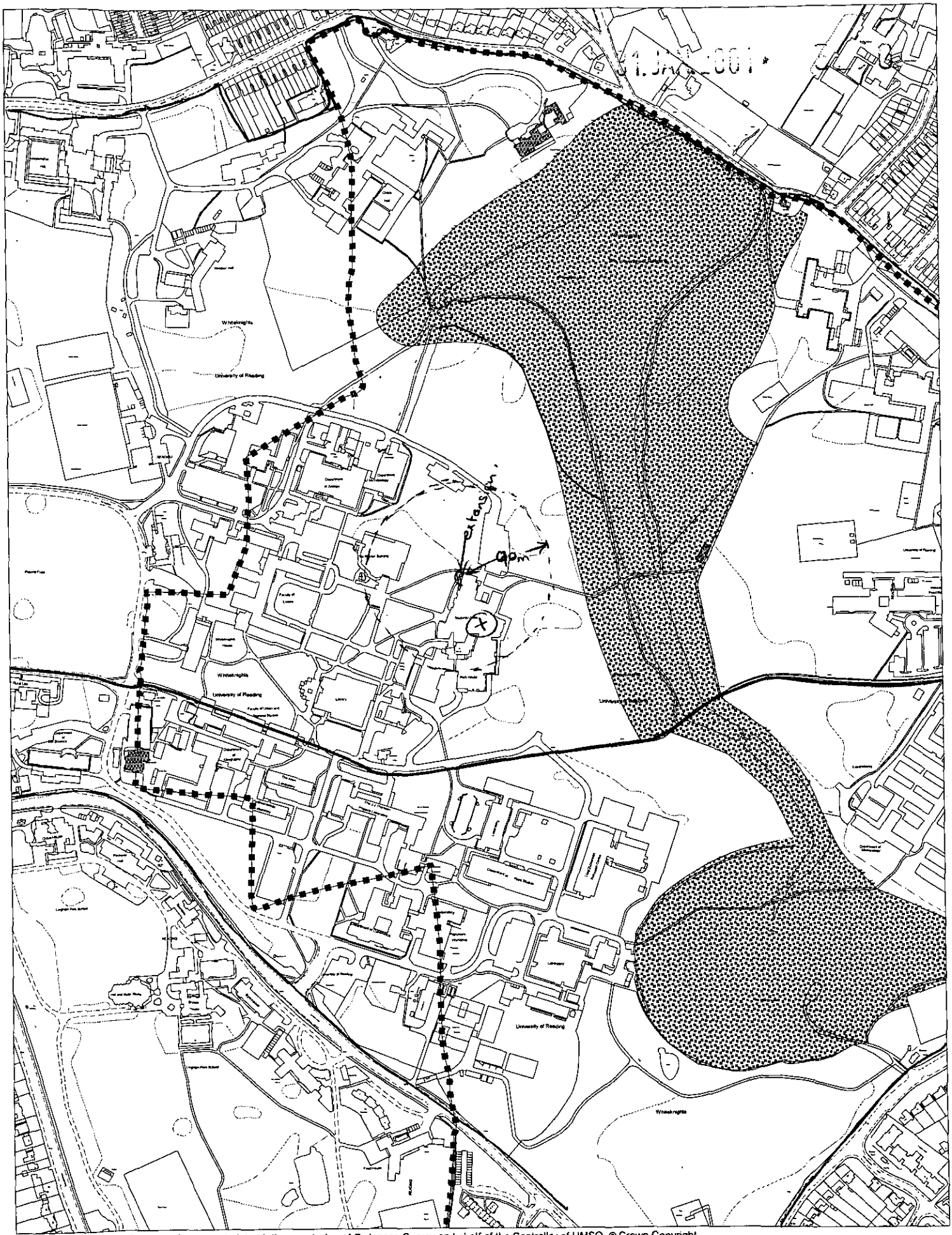
Development Control Section, Environmental Services, Wokingham District Council.

5 February 2001

Scale: 1 : 2500

N W E S



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Development Control Section, Environmental Services, Wokingham District Council.
5 February 2001

Scale: 1 : 5000

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