



**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	Riseley Business Park
Address Line 1	Basingstoke Road
Address Line 2	
Address Line 3	Wokingham
Town/city	Riseley
Postcode	RG7 1NW

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

Easting (x)	Northing (y)
472254	163333

Description

Napoleon House

Applicant Details

Name/Company

Title

First name

Surname

Outcomes First Group

Company Name

Address

Address line 1

c/o Alder King Planning Consultants

Address line 2

Pembroke House

Address line 3

15 Pembroke Road

Town/City

Bristol

County

Country

Postcode

BS8 3BA

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

First name

Surname

Alder King Planning Consultants

Company Name

Address

Address line 1

Pembroke House

Address line 2

15 Pembroke Road

Address line 3

Town/City

Bristol

County

Country

Postcode

BS8 3BA

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 change of use from office to education use with associated external alterations and its curtilage including provision of a fenced multi use games area.

Reference number

240150

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

18/06/2024

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

Condition number(s)

- 2 - Approved Details
- 3 - Parking Management Strategy
- 4 - Travel Plan
- 5 - Biodiversity Enhancements
- 6 - Hard and Soft Landscaping

Has the development already started?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

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

Since planning permission was granted the scheme has been subject to further review to meet the requirements of the school. This has resulted in some proposed amendments to the approved drawings.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The five conditions should be varied to refer to the revised and additional documents and drawings that accompany this application.

Refer to the application covering letter for the proposed revised wording for each of the conditions.

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Confirmed that revisions would require a S73 application but appeared to be broadly acceptable in principle, subject to a detailed review and consultee comments.

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:

Number:

Suffix:

Address line 1:
64 Ballards Lane

Address Line 2:

Town/City:
London

Postcode:
N3 2BU

Date notice served (DD/MM/YYYY):
24/09/2024

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:
15 Woodlands

Address Line 2:

Town/City:
London

Postcode:
NW11 9QJ

Date notice served (DD/MM/YYYY):
24/09/2024

Person Family Name:

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

First Name

Surname

Alder King Planning

Declaration Date

25/09/2024

☒ 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

Julian Bolitho

Date

25/09/2024

Amendments Summary

LPA Ref: 242433 - Revised application form and covering letter, and site location plan submitted as requested in letter of 25/9/24.