



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

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

Mr Simon Handy
BNP Paribas Real Estate
201-203 Banbury Road
Oxford
OX2 7AR

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 243127
Applicant Name: University of Reading
Site Address: URS Building, Whiteknights Campus, Earley, RG6 6BW
Proposal: Full application for proposed external and internal refurbishment, repairs and alterations consisting of replacement windows and doors; replacement roofs, including new roof lights, cowls and lanterns; installation of solar panels; concrete repairs; full mechanical and electrical services upgrade; erection of two external staircases; new detached bin and bike store, and hard and soft landscape and accessibility improvements.
Date of Decision: 12 March 2025

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 documents:

Existing Location Plan - 2360383-ACG-W033-ZZ-DR-A-19000 - P10 Landscape
 removal Plan - 2360383-ACG-W033-01-DR-A-18100 – P5
 Proposed Site Plan - Ph2 2360383-ACG-W033-RF-DR-A-18200 - P3
 Proposed Site Plan Ph3 - 2360383-ACG-W033-RF-DR-A-18300 – P12 Landscape
 Plan - 2360383-ACG-W033-RF-DR-A-18310 – P5
 GA All Plans Ph2 - 2360383-ACG-W033-ZZ-DR-A-10201 - P1
 GA All Plans Ph2 - 2360383-ACG-W033-ZZ-DR-A-10202 - P1
 GA 0 Plan Ph2 - 2360383-ACG-W033-00-DR-A-10210 - P3
 GA 1 Plan Ph2 - 2360383-ACG-W033-01-DR-A-10211 - P3
 GA 2 Plan Ph2 - 2360383-ACG-W033-02-DR-A-10212 - P3
 GA 3 Plan Ph2 - 2360383-ACG-W033-03-DR-A-10213 - P3
 GA 4 Plan Ph2 - 2360383-ACG-W033-04-DR-A-10214 - P3
 GA 5 Plan Ph2 - 2360383-ACG-W033-RF-DR-A-10215 - P3
 GA RF Plan Ph2 - 2360383-ACG-W033-RF-DR-A-10217 - P2
 0 Plan Ph3 - 2360383-ACG-W033-00-DR-A-10310 - P4
 1 Plan Ph3 - 2360383-ACG-W033-01-DR-A-10311 - P3
 2 Plan Ph3 - 2360383-ACG-W033-02-DR-A-10312 - P3
 3 Plan Ph3 - 2360383-ACG-W033-03-DR-A-10313 - P3
 4 Plan Ph3 - 2360383-ACG-W033-04-DR-A-10314 - P3
 5 Plan Ph3 - 2360383-ACG-W033-RF-DR-A-10315 - P3
 B1 Plan Ph3 - 2360383-ACG-W033-B1-DR-A-10316 - P3
 RF Plan Ph3 - 2360383-ACG-W033-RF-DR-A-10317 - P4
 Demo 0 Plan Ph2 - 2360383-ACG-W033-00-DR-A-10121 - P4
 Demo 1 Plan Ph2 - 2360383-ACG-W033-01-DR-A-10122 - P4
 Demo 2 Plan Ph2 - 2360383-ACG-W033-02-DR-A-10123 - P4
 Demo 3 Plan Ph2 - 2360383-ACG-W033-03-DR-A-10124 - P4
 Demo 4 Plan Ph2 - 2360383-ACG-W033-04-DR-A-10125 - P4
 Demo 5 Plan Ph2 - 2360383-ACG-W033-RF-DR-A-10126 - P4
 Demo RF Plan Ph2 - 2360383-ACG-W033-RF-DR-A-10127 - P3
 Demo 3d S Ph2 - 2360383-ACG-W033-ZZ-DR-A-10128 - P2
 Demo 3d N Ph 2 - 2360383-ACG-W033-ZZ-DR-A-10129 - P2
 Demo All Plans All Phases - 2360383-ACG-W033-ZZ-DR-A-10140 - P9
 Demo 3d S All Phases - 2360383-ACG-W033-ZZ-DR-A-10141 - P9
 Demo 3d N All Phases - 2360383-ACG-W033-ZZ-DR-A-10142 - P9
 Demo 0 Plan Ph2-3 - 2360383-ACG-W033-00-DR-A-10131 - P3
 Demo 1 Plan Ph2-3 - 2360383-ACG-W033-01-DR-A-10132 - P3
 Demo 2 Plan Ph2-3 - 2360383-ACG-W033-02-DR-A-10133 - P3
 Demo 3 Plan Ph2-3 - 2360383-ACG-W033-03-DR-A-10134 - P3
 Demo 4 Plan Ph2-3 - 2360383-ACG-W033-04-DR-A-10135 - P3
 Demo 5 Plan Ph2-3 - 2360383-ACG-W033-RF-DR-A-10136 - P3
 Demo B1 Plan Ph3 - 2360383-ACG-W033-B1-DR-A-10137 - P3
 3d FFE S Ph3 - 2360383-ACG-W033-ZZ-DR-A-60301 - P10
 3d FFE N Ph3 - 2360383-ACG-W033-ZZ-DR-A-60302 - P10
 RCP All Plans Ph3 - 2360383-ACG-W033-ZZ-DR-A-13300 - P10
 Section AA Ph2 - 2360383-ACG-W033-ZZ-DR-A-30200 - P4
 Section BB-CC-DD-EE Ph2 - 2360383-ACG-W033-ZZ-DR-A-30201 - P4
 Section FF Ph2 - 2360383-ACG-W033-ZZ-DR-A-30202 - P3
 Section AA Ph3 - 2360383-ACG-W033-ZZ-DR-A-30300 - P13
 Section BB-CC-DD-EE Ph3 - 2360383-ACG-W033-ZZ-DR-A-30301 - P13 Section
 FF Ph3 - 2360383-ACG-W033-ZZ-DR-A-30302 - P11

Elev N Ph2 - 2360383-ACG-W033-ZZ-DR-A-21200 - P5
 Elev S Ph2 - 2360383-ACG-W033-ZZ-DR-A-21201 - P5
 Elev E-W Ph2 - 2360383-ACG-W033-ZZ-DR-A-21202 - P5
 Elev E II-JJ-KK Ph2 - 2360383-ACG-W033-ZZ-DR-A-21203 - P5
 Elev EW LL-MM-NN Ph2 - 2360383-ACG-W033-ZZ-DR-A-21204 - P5
 Elev W OO-PP-QQ Ph2 - 2360383-ACG-W033-ZZ-DR-A-21205 - P5
 Elev N Ph3 - 2360383-ACG-W033-ZZ-DR-A-21300 - P10
 Elev S Ph3 - 2360383-ACG-W033-ZZ-DR-A-21301 - P10
 Elev EW Ph3 - 2360383-ACG-W033-ZZ-DR-A-21302 - P10
 Elev E II-JJ-KK Ph3 - 2360383-ACG-W033-ZZ-DR-A-21303 - P8
 Elev EW LL-MM-NN Ph3 - 2360383-ACG-W033-ZZ-DR-A-21304 - P8
 Elev W OO-PP-QQ Ph3 - 2360383-ACG-W033-ZZ-DR-A-21305 - P8
 Window study- N Elev - 2360383-ACG-W033-ZZ-DR-A-21400 - P4
 Window study- S Elev - 2360383-ACG-W033-ZZ-DR-A-21401 - P4
 Demo Elev N Ph2 - 2360383-ACG-W033-ZZ-DR-A-21120 - P6
 Demo Elev S Ph2 - 2360383-ACG-W033-ZZ-DR-A-21121 - P6
 Demo Elev EW Ph2 - 2360383-ACG-W033-ZZ-DR-A-21122 - P6
 Demo Elev E II-JJ-KK Ph2 - 2360383-ACG-W033-ZZ-DR-A-21123 - P5
 Demo Elev EW LL-MM-NN Ph2 - 2360383-ACG-W033-ZZ-DR-A-21124 - P5
 Demo Elev W OO-PP-QQ Ph2 - 2360383-ACG-W033-ZZ-DR-A-21125 - P5
 Demo Elev N Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21130 - P8
 Demo Elev S Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21131 - P8
 Demo Elev EW Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21132 - P8
 Demo Elev E II-JJ-KK Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21133 - P8
 Demo Elev EW LL-MM-NN Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21134 - P8
 Demo Elev W OO-PP-QQ Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21135 - P8
 Screens 1 - 2360383-ACG-W033-ZZ-DR-A-27050 - P8
 Screens 2 - 2360383-ACG-W033-ZZ-DR-A-27051 - P8
 Roof lanterns 1 - 2360383-ACG-W033-ZZ-DR-A-29200 - P1
 Roof lanterns 2 - 2360383-ACG-W033-ZZ-DR-A-29201 - P1
 Internal Stair Core 1 - 2360383-ACG-W033-ZZ-DR-A-36300 - P6
 Internal Stair Core 1 - 2360383-ACG-W033-ZZ-DR-A-36301 - P6
 Internal Stair Core 2 - 2360383-ACG-W033-ZZ-DR-A-36320 - P6
 Internal Stair Core 2 - 2360383-ACG-W033-ZZ-DR-A-36321 - P6
 Internal Stair Core 3 - 2360383-ACG-W033-ZZ-DR-A-36330 - P6
 Internal Stair Core 3 - 2360383-ACG-W033-ZZ-DR-A-36331 - P6
 Internal Stair Core 4 - 2360383-ACG-W033-ZZ-DR-A-36340 - P6
 Internal Stair Core 4 - 2360383-ACG-W033-ZZ-DR-A-36341 - P6
 Internal Stair Core 5 - 2360383-ACG-W033-ZZ-DR-A-36350 - P6
 Internal Stair Core 5 - 2360383-ACG-W033-ZZ-DR-A-36351 - P6
 Typical Services Integration - 2360383-ACG-W033-ZZ-DR-A-32300 - P6 Proposed
 Plan details-corner window - 2360383-ACG-W033-ZZ-DR-A-41200 - P9
 Proposed Plan details-oriel window - 2360383-ACG-W033-ZZ-DR-A-41201 - P9
 Proposed Plan details-plant doors - 2360383-ACG-W033-ZZ-DR-A-41202 - P6
 Proposed Plan Details- New Stair External Wall - 2360383-ACG-W033- ZZ-DR-A-41300 - P6
 Proposed Section details-roof eaves - 2360383-ACG-W033-ZZ-DR-A-42200 - P9
 Proposed Section details-cladding/window - 2360383-ACG-W033-ZZ-DR-A- 42201 - P9

Proposed Section details-roof verge longitudinal - 2360383-ACG-W033- ZZ-DR-A-42202 - P9

Proposed Section details-roof courtyard - 2360383-ACG-W033-ZZ-DR-A- 42203 - P9

Proposed Section details-lantern rooflight - 2360383-ACG-W033-ZZ-DR- A-42204 - P9

Proposed Section details-oriel window - 2360383-ACG-W033-ZZ-DR-A- 42205 - P9

Proposed Section details-cowl - 2360383-ACG-W033-ZZ-DR-A-42206 - P7

Proposed Section details- Roof Ridge Section Lantern - 2360383-ACG- W033-ZZ-DR-A-42207 - P6

Proposed Section details- External Louvre Double Door - 2360383-ACG- W033-ZZ-DR-A-42208 - P6

Proposed Section details- Cill and Fascia - 2360383-ACG-W033-ZZ-DR- A-42209 - P6

Proposed Section details- Glazed Link - 2360383-ACG-W033-ZZ-DR-A- 42211 - P6

Proposed Section details- Window section comparison - 2360383-ACG- W033-ZZ-DR-A-42290 - P4

Typical window 1- Gutter/Concrete Upstand - 2360383-ACG-W033-ZZ-DR- A-42291 - P1

Typical window 2- Oriel 2360383-ACG-W033-ZZ-DR-A-42292 - P1

Typical window 3- Existing aluminium cladding - 2360383-ACG-W033-ZZ- DR-A-42293 - P1

Typical window 4- Gutter/roof abutment - 2360383-ACG-W033-ZZ-DR-A- 42294 - P1

Typical window 5- Double height - 2360383-ACG-W033-ZZ-DR-A-42295 - P1

Typical window 6- Precast panel - 2360383-ACG-W033-ZZ-DR-A-42296 - P1

Proposed Section details- New Staircore Details - 2360383-ACG-W033- ZZ-DR-A-42300 - P5

Bin Bike Store - 2360383-ACG-W033-ZZ-DR-A-90300 - P6

URS Building Refurbishment: External Concrete Repair – Heritage Offer (June 2024) and the Addendum (Sept 2024) produced by Purcell

URS Building Internal and External Refurbishment – Preliminary Ecological Appraisal’, prepared by EPR, dated 25 November 2024, Ref. 30/40-1C.

Arboricultural Report and Method Statement prepared by Challice Consulting Ltd dated 28th November 2024 (Report Ref: AR5464 (incorporating AR5519))

Received 11th and 17th December 2024 and 28th February 2025

The development shall be carried out in accordance with the approved details.

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. Windows/ External Glazed Screen & External Doors

Notwithstanding the details submitted, none of the new and replacement windows, glazed exterior screens, and exterior doors hereby approved shall be installed until full details of the windows, glazed screens, and exterior doors have been submitted to and approved in writing by the local planning authority. Details required shall include:

- External elevation scaled drawings for each of the different window forms, external glazed screens, and external doors at either 1:10 or 1:20 scale, with cross-sectional horizontal and vertical sections shown in context of the surrounding fabric (to show their installed position with respect to the external face of the building).

- Cross-sectional drawings of the window, screen, and external door frames (including outer frames, sills, and thresholds where applicable) shown at 1:5 scale.
- External colour and finish to window, screen, and external door frames (including outer frames, sills, and thresholds where applicable) along with a physical sample of the finishes for the frames. The new windows, external glazed screens, and exterior doors shall then be installed in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

4. Roof Lights

Notwithstanding the details submitted, none of the new roof-lights hereby approved shall be installed until details of the roof-lights have been submitted to and approved in writing by the local planning authority. Details required shall include:

- Dimensions of the roof-light units.
- Colour and finish of frames.

The roof-lights shall then be installed in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

5. Roof Cowl Units

Notwithstanding the details submitted, none of the new roof cowl units hereby approved shall be installed until details of the roof- cowls have been submitted to and approved in writing by the local planning authority. Details required shall include:

- Dimensions of the roof cowl units.
- Colour and finish of the units.

The roof cowl units shall then be installed in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

6. Replacement Aluminium Sheet Covering to the Roof and Walling Notwithstanding the details submitted, no works are to be undertaken to replace the aluminium sheet covering of the roof and walling until details of the replacement material, along with a physical sample of the material has been submitted to and approved in writing by the local planning authority. Works to install the new aluminium sheet roof and wall covering shall then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

7. Roof Lantern Lights

Notwithstanding the details submitted, none of the replacement glazed roof lanterns hereby approved shall be installed until further details of the roof lanterns have been

submitted to and approved in writing by the local planning authority. Details required shall include:

- External scaled drawings for each different roof lantern at either 1:20 or 1:50 scale.
- Frame cross-sections at 1:5 scale.
- Frame colour and finish detail.

Works to install the roof lanterns shall then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

8. Matching External Finishes

All works of repair and making good to the external fabric of the URS Building shall be finished to match the adjacent retained existing, with regard to the material, colour, texture, and profile, unless otherwise agreed in writing by the local planning authority prior to works being undertaken.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

9. Repairs to Concrete Structure/Elements

Works of repair to the concrete fabric of the URS Building shall be undertaken in accordance with the URS Building Refurbishment: External Concrete Repair – Heritage Offer (June 2024) and the Addendum (Sept 2024) produced by Purcell, unless otherwise agreed in writing by the local planning authority prior to any changes being implemented.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 Public: Information that can be seen and used by everyone inside and outside the Council. (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

10. Materials of external stair cores

Notwithstanding the details submitted, no works are to be undertaken in respect of the external stair cores and lift shaft until full details and a physical sample of the aluminium cladding with the textured perforations, along with a physical sample of the material has been submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

11. New Openings to External Walling For Louvred Vents/Intakes Notwithstanding the details submitted, no works shall be undertaken to form the new openings through the external walling for the new louvred extraction/intakes, until details setting out how the new openings in the external walling are to be formed have been

submitted to and approved in writing by the local planning authority. Details shall also set out the external materials/finish surrounding the new openings.

The new openings in the external walling for the louvres shall be formed in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

12. Louvred Openings

Notwithstanding the details submitted, no works shall be undertaken in respect of installing the external louvres, including those to the new windows, until full details for the louvres, including scaled cross sectional drawings, details of material and finish have been submitted to and approved in writing by the local planning authority. The new louvres shall then be installed in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

13. Roof Guttering Channel End Detailing

Notwithstanding the details submitted, no works to form the new roof covering shall take place until details of the form of the ends to the new replacement rainwater channels to the sloping roofs have been submitted and approved in writing by the local planning authority. These should replicate as closely as possible the existing detailing in all meaningful characteristics (dimensions, profiles and materials). Works to form the rainwater channels shall then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

14. Brick Slip Pavers

Notwithstanding the details submitted no works shall take place to take-up, repair and/or refurbish the brick paver ground treatment to the under-croft area of the URS Building or those other locations around and in the building where used, until full details have been submitted to and approved in writing by the local planning authority. These details shall include:

- Precise tile colour.
- The methodology for the repairs and refurbishment of the brick pavers (including the grouting medium to be used).
- Anti-slip measures (to include the extent/location of where the edging brick to the steps are to be used).

Works to the brick pavers shall then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

15. Accordance with Ecological Appraisal Recommendations

The development hereby permitted shall be carried out in full accordance with section 4 'Summary and Conclusions' of the 'URS Building Internal and External Refurbishment – Preliminary Ecological Appraisal', prepared by EPR, dated 25 November 2024, Ref. 30/40-1C.

Reason: In the interests of biodiversity in accordance with policy CP7 of the Core Strategy and TB23 of the MDD.

16. Biodiversity Enhancements

Prior to construction of the external stair cases, full details and locations of biodiversity enhancements, to include bat boxes, bird boxes and hedgehog houses, shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancements hereby approved shall be installed prior to the first use of the URS building for members of the public and will be maintained (and replaced if required) for the lifetime of the development.

Reason: In the interests of biodiversity in accordance with policy CP7 of the Core Strategy and TB23 of the MDD.

17. Bird Nesting Season

The development hereby permitted shall take place outside of nesting bird season (March-October inclusive). Should this not be possible, a nesting bird check should be conducted by a suitably experienced ecologist no more than 24 hours prior to the commencement of works. Should nesting birds be found, the ecologist shall set up an appropriate exclusion zone around the nest which must not be entered until chicks have fledged.

Reason: In the interests of biodiversity in accordance with policy CP7 of the Core Strategy and TB23 of the MDD.

18. Soft Landscaping

Prior to the commencement of the development, there shall be submitted to and approved in writing by the local planning authority a scheme of soft landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

19. Protection of trees

Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Report and Method Statement prepared by Challice Consulting Ltd dated 28th November 2024 (Report Ref: AR5464 (incorporating AR5519)). Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Informatives

1. Please note that if the works carried out depart from the scope of this planning permission and a retrospective application under Section 73A is subsequently required, there may be CIL liability implications. The scope of any retrospective planning application will cover the chargeable development for the purposes of CIL, this will include past works that are unauthorised and any additional future works included within the planning permission. If the total floorspace of these works is over 100sqm, they will be liable to pay CIL. In such cases, no CIL exemption can be claimed, and payment will become due immediately as development for which planning permission is granted under a subsequent Section 73A or Section 177(1) application must be treated as commencing on the day any such planning permission is granted. Any demolished floorspace will not be able to be considered for offsetting if the relevant building is not on the land on the day that the permission is granted.

2. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

3. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

4. This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

5. This permission does not convey or imply any approval or consent in respect of Listed Building Consent that may be required for external or internal alterations to the listed building(s). The applicant is advised to contact the Conservation Architect to establish if consent is required for any works proposed.

6. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations,

including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Signed

MHead

Marcia Head

Head of Development Management - Place & Growth

Date: 12 March 2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

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

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 with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. 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 through the [Inspectorate's website](#). 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.

In the event of a grant of planning permission, please note the following:

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing 'Form 2', the assumption of liability notice, is a statutory requirement for the liable party(ies) to be completed for all CIL liable applications. Advice on how the Regulations may impact you and how you can properly discharge the relevant legal requirements including paying any relevant CIL charge that may be due is available on our [Community Infrastructure Levy advice \(wokingham.gov.uk\)](http://wokingham.gov.uk) website pages.

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](#).

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.

Gas Mains and Services: Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home - LinesearchbeforeUdig \(lsbud.co.uk\)](http://Home-LinesearchbeforeUdig.lsbud.co.uk) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk.

Building Regulations: The development subject to this permission may also require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. The Council's Local Authority Building Control (LABC) service offers a full range of plan approval, inspection, and associated services through an ISO9001 nationally accredited team of qualified building surveyors. These surveyors work closely with the Council's planning department to ensure the appropriate construction of your build. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.

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.

Biodiversity Net Gain: The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wokingham Borough Council.

Biodiversity Net Gain Exemptions and Transitional Arrangements: There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are set out in [paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990](#) the [Biodiversity Gain Requirements \(Exemptions\) Regulations 2024](#), and [The Environment Act 2021 \(Commencement No. 8 and Transitional Provisions\) Regulations 2024](#).

Biodiversity Net Gain Irreplaceable Habitat: If the onsite habitat includes irreplaceable habitat (within the meaning of [The Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations 2024](#)) there are additional requirements. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Biodiversity Net Gain Section 73(2D): If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted. Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Biodiversity Net Gain Phase Development: If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of [The Biodiversity Gain \(Town and Country Planning\) \(Modifications and Amendments\) \(England\) Regulations 2024](#) apply. In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).