

Mr. Taylor Cherrett,  
Turley  
The Pinnacle  
20 Tudor Road  
Reading  
RG1 1NH

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO)  
(as amended)

IN pursuance of their powers under the above-mentioned Acts and Orders, the Council of the Borough of Slough as the Local Planning Authority, **HEREBY GRANTS PLANNING PERMISSION**, in accordance with your application, **P/10734/006**, dated 20 December 2018 and the accompanying plans and particulars, for:

Proposal:	<b>Construction of 16 residential units comprising the conversion of two commercial buildings and the erection of a new building, together with ancillary car parking, landscaping, tree works and vehicular and pedestrian access from Park Street (as approved by OUTLINE application P/10734/004)'</b>
Location:	<b>FREESTONE YARD, PARK STREET, COLNBROOK, SL3 0HT</b>

**Dated this 15 January 2020**

**SUBJECT TO THE FOLLOWING CONDITION(S):**

1. The development hereby permitted shall be commenced within three years from the date of this permission.

REASON To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved unless otherwise agreed in writing by the Local Planning Authority.

- (a) Drawing No. rpf562 (freestone yard), Dated 15 Jul 2014, Rec'd on 24/12/2018
- (b) Drawing No. rpf562sht1b.dwg sheet 1 of 4 rev. B, Dated 05.12.18, Rec'd on 24/12/2018
- (c) Drawing No. rpf562sht2b.dwg sheet 2 of 4 rev. B, Dated 05.12.18, Rec'd on 24/12/2018
- (d) Drawing No. rpf562sht3b.dwg sheet 3 of 4 rev. B, Dated 05.12.18, Rec'd on 24/12/2018
- (e) Drawing No. rpf562sht4b.dwg sheet 4 of 4 rev. B, Dated 05.12.18, Rec'd on 24/12/2018
- (f) Drawing No. rpf909sht1F.dwg sheet 1 of 7 rev. F, Dated 05.12.18, Rec'd on 24/12/2018

- (g) Drawing No. rpf909sht2F.dwg sheet 2 of 7 rev. F, Dated 05.12.18, Rec'd on 24/12/2018
- (h) Drawing No. rpf909sht3F.dwg sheet 3 of 7 rev. F, Dated 05.12.18, Rec'd on 24/12/2018
- (i) Drawing No. rpf909sht4F.dwg sheet 4 of 7 rev. F, Dated 05.12.18, Rec'd on 24/12/2018
- (j) Drawing No. rpf909sht5F.dwg sheet 5 of 7 rev. F, Dated 05.12.18, Rec'd on 24/12/2018
- (k) Drawing No. rpf909sht6G.dwg sheet 6 of 7 rev. G, Dated 05.12.18, Rec'd on 04/04/2019
- (l) Drawing No. rpf909sht7F.dwg sheet 7 of 7 rev. F, Dated 05.12.18, Rec'd on 24/12/2018
- (m) Drawing No. 502-01 rev. C, Dated 24.08.18, Rec'd on 24/12/2018
- (n) Drawing No. 001, Dated DEC 2017, Rec'd on 24/12/2018
- (o) Transport Statement by "pba" Ref: 31822/001 Rev. 02, Dated December 2015, Rec'd 24/12/2018
- (p) Noise Assessment by Hepworth Acoustics Ref: P17-529-R01, Dated November 2017, Rec'd 24/12/2018
- (q) Letter dated 13th August 2018 by Hepworth Acoustics, Rec'd 24/12/2018
- (r) Arboricultural Impact Assessment by Treework Environmental Practice Ref: 151222-1.0-FYC-AIA-MW, Dated 22nd December 2015, Rec'd 24/12/2018
- (s) Secured by Design Statement by LimeBlue innovation Ref: lb1162 (rev. b), Dated 04.12.2018, Rec'd 04/04/2019
- (t) Landscape Management & Maintenance Strategy by LimeBlue innovation Ref: lb1161 (rev. a), Dated 04.12.2018, Rec'd 24/12/2018
- (u) Working Method Statement by LimeBlue innovation Ref: lb1160 (rev. a), Dated 04.12.2018, Rec'd 24/12/2018
- (v) Design & Specification Planning Statement by LimeBlue innovation Ref: lb1159 (rev. b), Dated 04.12.2018, Rec'd 04/04/2019
- (w) Heritage Assessment by "pba" Ref: 31822 Rev. Draft, Dated December 2015, Rec'd 24/12/2018
- (x) Town & Visual Statement by "pba" ref. 31822, dated 23 December 2015, Rec'd 24/12/2018
- (y) Sound Impact Assessment by "pba" Ref: 31822 Rev. 00, Dated December 2015, Rec'd 24/12/2018
- (z) Flood Risk Assessment by "pba" Ref: 31822/4002, Dated December 2018, Rec'd 24/12/2018
- (aa) Report on Phase 1 Ground Condition Assessment by "pba" ref. 42792/3501 GEO Phase 1, Dated December 2017, Rec'd 24/12/2018
- (bb) Main Investigation Report by Soils Limited Ref: 17161/MIR Rev. 1.01, Dated November 2018, Rec'd 24/12/2018
- (cc) Intrusive Investigation Method Statement – Condition 24 of planning Consent P/10734/004 by Soils Limited, Rec'd 24/12/2018
- (dd) Project specification for an archaeological evaluation by Thames Valley Archaeology Services Dated 13th November 2017 ref. 17e222ev, Rec'd 24/12/2018
- (ee) Unnumbered Design & Access Statement, Dated December 2018, Rec'd 24/12/2018
- (ff) Unnumbered Planning Statement by Turley, Dated 20 December 2018, Rec'd 24/12/2018
- (gg) Exterior Lighting Layout Rec'd 09/04/2019
- (hh) Exterior Area 3 dated January 2019 ref: P0119014-2 Rec'd 09/04/2019
- (ii) P0119014-2-Light Pollution calc's. Rec'd 09/04/2019

REASON To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan.

### 3. Tree Protection

No development hereby permitted shall commence until the tree protection measures detailed in the submitted Arboricultural Impact Assessment (Report Reference Number: 151222-1.0-FYC-AIA-MW), including all the Appendices prepared by Treework Environmental Practice, Dated 22/12/2015 and have been implemented, in accordance with the recommendations set out in BS

5837:2012 – Trees in relation to design, demolition and construction. Recommendations. These measures shall be implemented prior to works beginning on site, and shall be provided and maintained during the period of construction works.

REASON To ensure the satisfactory protection of trees to be retained in the interest of visual amenity and to meet the objectives of Policy EN3 of The Local Plan for Slough 2004, Core Policy 8 of The Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document, and the National Planning Policy Framework.

4. External materials - Development

The external materials to be used on the development hereby approved shall be as set out in the Design & Specification Planning Statement by LimeBlue innovation Ref: lb1159 (rev. b), Dated 04.12.2018, Rec'd 04/04/2019 and no other materials unless and otherwise approved by the Local Planning Authority.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

5. External materials - Access

The external materials to be used in the construction of the access road, pathways and communal areas within the development hereby approved shall be as set out in the Design & Specification Planning Statement by LimeBlue innovation Ref: lb1159 (rev. b), Dated 04.12.2018, Rec'd 04/04/2019 and no other materials unless and otherwise approved by the Local Planning Authority.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Local Adopted Plan for Slough 2004.

6. Landscaping Design

The external areas of the development hereby approved shall be landscaped as set out on Drawing No. rp909sht6G.dwg sheet 6 of 7 rev. G, Dated 05.12.18, Rec'd On 04/04/2019 and in no other way unless and otherwise approved by the Local Planning Authority.

The approved scheme shall be carried out no later than the first planting season following completion of the development. Within a five year period following the implementation of the scheme, if any of the new or retained trees or shrubs should die, are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as agreed in the landscaping tree planting scheme by the Local Planning Authority.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

7. Drainage & Sewerage

The drainage and sewerage system of the development hereby approved shall be as set out on Drawing No. 502-01 rev. C, Dated 24.08.18, Rec'd On 24/12/2018 and no other way unless and otherwise approved by the Local Planning Authority.

REASON To ensure that the development can be adequately drained and to comply with Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, December

2008.

8. Archaeology

The development shall be undertaken in accordance with the approved Written Scheme of Investigation (WSI). The development shall not be occupied until the site investigation and initial post investigation assessment has been completed in accordance with the programme set out in the approved WSI and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

REASON The site lies in an area of archaeological potential, particularly in relation to medieval and post-medieval Colnbrook.

9. Working Method Statement

The development hereby approved shall be carried out in accordance with the approved written scheme set out in the Working Method Statement to control the environmental effects of demolition and construction work

REASON In the interests of the amenities of the area and to comply with Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, December 2008.

10. External Lighting

The lighting scheme for the development hereby approved shall be provided prior to first occupation of the dwellings at the site and no other way unless otherwise approved by the Local Planning Authority.

REASON In the interests of the amenities of the area and to comply with Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, December 2008.

11. Boundary Treatment

Before the development hereby permitted is occupied, the boundary treatment as set out on Drawing No. rpf909sht6G.dwg sheet 6 of 7 rev. G, Dated 05.12.18, Rec'd On 04/04/2019 shall be implemented on site and retained in that condition unless otherwise approved by the Local Planning Authority.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Local Plan for Slough 2004.

12. Cycle parking

Before the development hereby permitted is occupied, the cycle parking facilities, as set out in document ref: 1b1159 Rev. b Rec'd 04/12/2019 and Drawing No. rpf909sht6G.dwg sheet 6 of 7 rev. G, Dated 05.12.18, Rec'd On 04/04/2019 shall be implemented on site and retained in that condition unless otherwise approved by the Local Planning Authority.

Reason: To ensure that there is adequate cycle parking available at the site in accordance with Policy T8 of The Local Plan for Slough 2004, and to meet the objectives of the Slough Integrated Transport Strategy.

13. Bin storage

Before the development hereby permitted is occupied, the refuse and recycling facilities, as set out in document ref: 1b1159 Rev. b Rec'd 04/12/2019 and Drawing No. rpf909sht6G.dwg sheet 6 of 7 rev. G, Dated 05.12.18, Rec'd On 04/04/2019, shall be implemented on site and retained in

17. No development within or adjacent to any area(s) subject to remediation works carried out pursuant to the Main Investigation Report (Ref. 17161/MIR Rev 1.01, and prepared by Soils Ltd) shall be occupied until a full Validation Report for the purposes of human health protection has been submitted to, and approved in writing by the Local Planning Authority. The report shall include details of the implementation of the remedial objectives and any contingency plan works approved pursuant to the Main Investigation Report. In the event that gas and/or vapour protection measures are specified by the remedial strategy, the report shall include written confirmation from a Building Control Regulator that all such measures have been implemented.

REASON: To ensure that remediation work is adequately validated and recorded, in the interest of safeguarding public health and in accordance with Policy 8 of the Core Strategy 2008.

18. Windows #1

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development)(England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), there shall be no new windows or changes to the existing windows, other than those works hereby approved, to the two converted properties without the prior consent of the Local Planning Authority in writing.

REASON To prevent overlooking or loss of privacy for existing and future residential occupiers.

19. Windows #2

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), each of the the windows in the first, second and third floors within the eastern rear main wall elevation of the proposed development, fronting Albany Court shall be obscurely glazed in accordance with a sample which shall be submitted to and approved in writing by the Local Planning Authority. The same windows shall be high level opening at a minimum height of 1.7 metres above the finished internal floor level.

REASON To maintain the privacy of amenity of future residential occupiers and those located within Albany Court and to comply with Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, December 2008.

20. Householder - Removal of Permitted Development Rights

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), Schedule 2, Part 1, Classes A, B, C, D & E, no extension to the house hereby permitted or buildings or enclosures shall be erected constructed or placed on the site without the express permission of the Local Planning Authority.

REASON To protect the character of the area and the viusal amenity of the neighbouring occupiers within the Conservation Area.

21. Access

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), no vehicle access gates, roller shutters doors or other vehicle entry barriers or control systems shall be installed without first obtaining permission in writing from the Local Planning Authority.

REASON In order to minimise danger, obstruction and inconvenience to users of the highway

that condition unless otherwise approved by the Local Planning Authority.

REASON In the interests of visual amenity of the site in accordance with Policy EN1 of The Local Plan for Slough 2004.

14. Noise

Prior to first occupation of the dwellings as hereby approved the insulation scheme of the proposed dwellings shall ensure that the external noise (from aircraft noise) shall not cause an internal noise level greater than 30dB(A)eq(T) in bedrooms (with the windows closed) nor 45dB(A)eq(T) in living rooms (with the windows closed) between the hours of 23:00 and 07:00. Any individual noise event from road and aircraft noise shall not result in internal noise levels exceeding 45dB(A)LAmax. Any works which form part of the scheme shall be carried out in accordance with the Sound Impact Assessment prepared by Peter Brett Associates LLP, Dated December 2015 and completed in accordance with the approved scheme and to the full satisfaction of the Local Planning Authority.

REASON To ensure satisfactory living conditions for the future occupiers of the development and protection from nuisance caused by excessive noise in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

15. Car Parking Provision

Prior to first occupation of the proposed development hereby approved, a minimum of 22 no. car parking spaces shall be provided and made available for use in connection with the proposed residential units and maintained for the parking of cars thereafter. The car parking spaces shall not be used for any separate business or commercial use.

REASON In the interests of ensuring that the use benefits from satisfactory car parking provision in the interests of the amenities of the area in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

16. Flood Protection

The development hereby approved shall be carried out in accordance with the submitted Flood Risk Assessment Addendum (ref: 31822/4001/CBH/RMF/GB) and the following mitigation measures it details:

- Compensatory storage shall be provided through the inclusion of voids within the building design. The soffit of the voids shall be set no lower than 20.75 metres above Ordnance Datum (AOD)
- Finished floor levels shall be set no lower than 21.1 metres above Ordnance datum (AOD)

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

REASON To reduce the risk of flooding to the proposed development and future occupants and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

and of the development.

INFORMATIVE(S):

1. 1. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.
2. The applicant will need to apply to the Council's Local Land Charges on 01753 875039 or email to 0350SN&N@slough.gov.uk for street naming and/or numbering of the unit/s.
3. No water meters will be permitted within the public footway. The applicant will need to provide way leave to Thames Water Plc for installation of water meters within the site.
4. The development must be so designed and constructed to ensure that surface water from the development does not drain onto the highway or into the highway drainage system.
5. The applicant is advised that if it is intended to use soakaways as the method of dealing with the disposal of surface water then the permission of the Environment Agency will be necessary.
6. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a licence must be sought from the Highway Authority.
7. The applicant must apply to the Highway Authority for the implementation of the works in the existing highway. The council at the expense of the applicant will carry out the required works.
8. The applicant is reminded that an Agreement under Section 106 of the Town and Country Planning Act 1990 has been entered into with regards to the application hereby approved.


Informatives

The applicant is hereby informed that commencing development without first having complied with any pre-commencement conditions as set out in this decision notice may mean that the decision notice will expire and render the development to be unlawful.

This notice DOES NOT convey any consent that you may require for Building Regulations. If you are unsure whether you need Building Regulations approval and before you start any work please contact Building Control Services independently on (01753) 875810 to check whether they require an application.

Your attention is drawn to the attached notes.

This approval does not convey any approval or consent under the Building Regulations or any enactment other than the Town and Country Planning Act 1990.

  
.....  
pp Laurence Moore

On behalf of

DEC1fxaci

Service Lead for Planning & Transport

*Rights of Applicants Aggrieved by Decision of Local Planning Authority*

1. If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development, or to grant it subject to conditions, then you can appeal to the Secretary of State under 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 Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstance 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/her 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, to the provisions of the development order, and to any directions given under the order.
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 reasonable 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/she may serve on the Council of the Borough in which the land is situated, 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/her. The circumstances in which such compensation is payable are set out in Section 157 of the Town and Country Planning Act 1990.