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London
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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/02411/022**, dated 25 September 2020 and the accompanying plans and particulars, for:

Proposal: **Construction of a side and roof extension to existing building to provide 52 apartments, involving the formation of a fourteen storey building.**

Location: **THAMES CENTRAL, HATFIELD ROAD, SLOUGH, SL1 1QE**

Dated this 23 November 2022

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. Approved Plans

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. 1908 (P-)00, Dated SEPT 20, Recd On 02/08/2021
- (b) Drawing No. 1908 (0-) 01 Rev. B, Dated 26.07.21, Recd On 02/08/2021
- (c) Drawing No. 1908 (0-) 02 Rev. B, Dated 19.07.21, Recd On 02/08/2021
- (d) Drawing No. 1908 (0-) 03 Rev. B, Dated 19.07.21, Recd On 02/08/2021
- (e) Drawing No. 1908 (0-) 04 Rev. A, Dated 08.07.21, Recd On 02/08/2021
- (f) Drawing No. 1908 (0-) 05 Rev. A, Dated 08.07.21, Recd On 02/08/2021
- (g) Drawing No. 1908 (0-) 06 Rev. A, Dated 08.07.21, Recd On 02/08/2021

- (h) Drawing No. 1908 (0-) 07 Rev. A, Dated 08.07.21, Recd On 02/08/2021
- (i) Drawing No. 1908 (0-) 08 Rev. A, Dated 08.07.21, Recd On 02/08/2021
- (j) Drawing No. 1908 (0-) 09 Rev. A, Dated 08.07.21, Recd On 02/08/2021
- (k) Drawing No. 1908 (0-) 10 Rev. A, Dated 08.07.21, Recd On 02/08/2021
- (l) Drawing No. 1908 (0-) 11 Rev. A, Dated 08.07.21, Recd On 02/08/2021
- (m) Drawing No. 1908 (0-) 12 Rev. A, Dated 08.07.21, Recd On 02/08/2021
- (n) Drawing No. 1908 (0-) 13 Rev. A, Dated 08.07.21, Recd On 02/08/2021
- (o) Drawing No. 1908 (0-) 14 Rev. A, Dated 08.07.21, Recd On 02/08/2021
- (p) Drawing No. 1908 (0-) 15 Rev. A, Dated 29.11.21, Recd On 02/12/2021
- (q) Drawing No. 1908 (0-) 16 Rev. C, Dated 26.07.21, Recd On 02/08/2021
- (r) Drawing No. 1908 (0-) 17 Rev. B, Dated 26.07.21, Recd On 02/08/2021
- (s) Drawing No. 1908 (0-) 18 Rev. A, Dated 08.07.21, Recd On 02/08/2021
- (t) Drawing No. 1908 (0-) 20, Dated 22/02/21, Recd On 02/08/2021
- (u) Drawing No. 1908 (0-) 21, Dated 22/02/21, Recd On 02/08/2021
- (v) Drawing No. 1908 (0-) 22, Dated 22/02/21, Recd On 02/08/2021
- (w) Drawing No. 1908 (0-) 23, Dated 22/02/21, Recd On 02/08/2021
- (x) Drawing No. 1908 (0-) 24, Dated 22/02/21, Recd On 02/08/2021
- (y) Drawing No. 1908 (0-) 25, Dated 22/02/21, Recd On 02/08/2021
- (z) Drawing No. 1908 (0-) 26, Dated 15/02/22, Recd On 17/02/2022
- (aa) Drawing No. 1908 (0-) 32, Dated NOV 2021, Recd On 02/12/2021
- (bb) Drawing No. SK100, Dated 02/02/22, Recd On 17/02/2022
- (cc) Drawing No. SK101, Dated 17/02/22, Recd On 17/02/2022
- (dd) Unnumbered/undated NE street view, Recd On 02/12/2021
- (ee) Unnumbered/undated NW street view, Recd On 02/12/2021
- (ff) Unnumbered/undated NW rear street view, Recd On 02/12/2021
- (gg) Unnumbered/undated SE street view, Recd On 02/12/2021
- (hh) Unnumbered/undated SW street view, Recd On 02/12/2021
- (ii) Unnumbered/undated SW rear street view, Recd On 02/12/2021
- (jj) Unnumbered/undated CGI Front elevation, Recd On 02/12/2021
- (kk) Unnumbered/undated CGI NE elevation, Recd On 02/12/2021
- (ll) Unnumbered/undated CGI NW elevation, Recd On 02/12/2021
- (mm) Unnumbered/undated CGI Rear elevation, Recd On 02/12/2021
- (nn) Unnumbered/undated CGI SE elevation, Recd On 02/12/2021
- (oo) Unnumbered/undated CGI SW elevation, Recd On 02/12/2021
- (pp) Undated document ref: 18-57 showing new northern entrance, Recd On 01/02/2022
- (qq) Undated document ref: 20-37 showing new northern entrance, Recd On 01/02/2022
- (rr) Design & Access Statement by WDR & RT Taggart ref. no. Revised Issue 3, Dated July 2021, Recd On 02/08/2021
- (ss) Daylight & Sunlight Report by SchroedersBegg ref. 200/DH, Dated May 2020, Recd Recd On 01/10/2020
- (tt) Energy Assessment by Energy Test Ltd., Dated 17/09/2020, Recd On 01/10/2020
- (uu) Planning Statement by Freeths., Dated September 2020, Recd On 01/10/2020
- (vv) Supplementary Daylight & Sunlight Statement by SchroedersBegg ref. 200/DH, Dated 26th July 2021, Recd On 02/08/2021
- (ww) Transport Statement by Savi Designs ref: version 3, Dated 23 September 2020, Recd On 01/10/2020
- (xx) Wind and MicroClimate Assessment by FD Global Ltd., Dated 18 May 2020; Recd 01/10/2020

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. New finishes to building works

Samples of external materials to be used on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the scheme is commenced on site and the development shall be carried out in accordance with the details approved.

Reason - To ensure a satisfactory appearance of the development so as to ensure that the proposed development does not prejudice the visual amenities of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

4. Details of elevations

No development shall commence above ground floor level until full architectural detailed drawings at a scale of not less than 1:20 (elevations, plans and sections) of windows and doors (including frames and reveals); down pipes; edging details to flat roofs; lift over-runs; balustrades and balconies; external guttering; canopies; any rooftop structures including flues, satellite dishes, plant, lift overruns, cleaning cradles; have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

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, Core Policy 9 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework (2021)

5. Construction Management Plan

No demolition or development shall commence on site until a Construction Management Plan has been submitted to and approved in writing by the local planning authority, which shall include details of the provision to be made to accommodate all site operatives, visitors and construction vehicles loading (to a minimum Euro 6/VI Standard), off-loading, parking and turning within the site and wheel cleaning facilities during the construction period and machinery to comply with the emission standards in Table 10 in the Low Emission Strategy guidance. The Plan shall thereafter be implemented as approved before development begins and be maintained throughout the duration of the construction works period.

REASON In the interest of minimising danger and inconvenience to highway users and in the interests of air quality and to ensure minimal disruption is caused to existing businesses in the shopping centre area in accordance with policies 7 and 8 of the Core Strategy 2008, and the requirements of the National Planning Policy Framework 2021

6. Crime Prevention

A written strategy for access control and the timetable for accreditation under the Secured by Design procedures shall be submitted to and approved in writing by the local planning authority prior to first occupation. Development shall be carried out in accordance with the approved details.

REASON In order to minimise opportunities for crime and anti-social behavior in accordance with Policy EN5 of The Adopted Local Plan for Slough 2004 (saved polices) and Core Policies 8 and 12 of the adopted Core Strategy 2006-2026, and the requirements of the National Planning Policy Framework 2021.

7. Thames Water infrastructure

No development shall be occupied until confirmation has been provided that either:- 1. Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or 3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed.

Reason - Network reinforcement works may be required to accommodate the proposed development.

8. Hard & Soft Landscaping

Prior to first occupation of the development hereby permitted, a scheme for landscaping of the roof top terrace shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a. details of all hard surfacing;
- b. details of all boundary treatments;
- c. details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees.
- d. details of garden maintenance equipment storage and irrigation points
- e. details of biodiversity gains including but not limited to bird boxes, insect hotels and bat boxes where appropriate and as recommended by the project ecologist.

All hard landscaping and means of enclosure shall be completed in accordance with the approved scheme prior to first occupation of the development. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building 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 development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

9. Refuse/recycling facilities

The refuse and recycling facilities as shown on the approved plans shall be provided on site prior to occupation of the development and retained at all times in the future.

REASON To ensure that there is adequate storage facilities available at the site in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the requirements of the National Planning Policy Framework 2021.

10. External Lighting

No part of the development hereby permitted shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme.

REASON: To ensure that a satisfactory lighting scheme is implemented as part of the development in the interests of residential and visual amenity and in the interest of crime prevention to comply with the provisions of Policies EN1 and EN5 of The Adopted Local Plan for Slough 2004 and policy 12 of the adopted Core Strategy 2006-2026 and the National Planning Policy Framework (2021).

11. Obscured Glazing

Windows annotated as having obscure glazing on the approved plans shall be provided in situ prior to occupation of the development and shall be retained at all times in the future for this purpose. These window openings shall be obscurely glazed in accordance with a sample which shall be submitted to and approved in writing by the Local Planning Authority prior to the substantive completion of the development hereby approved and any opening section shall be high level at a minimum height of 1.7 metres above the finished internal floor level.

REASON To maintain the privacy of the amenity of adjacent residential occupiers in accordance with Policy H15 of The Adopted Local Plan for Slough 2004.

12. Car Parking Provision

The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

REASON: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway and to ensure adequate car parking to serve the development in accordance with Policy T2 of the adopted local Plan for Slough 2004

13. Car Park Management Plan

No part of the development hereby permitted shall be occupied until a car park management scheme relating to the use by any occupier of the existing and the extended premises has been submitted to and been approved in writing by the Local Planning Authority. The Scheme shall include measures:

- a) To ensure that spaces cannot be owned/let/allocated to anyone who is not a resident or does not have a car/need a parking space.
- b) To ensure spaces are not permanently linked to dwellings.
- c) Stating how 30 electric vehicle charging point spaces will be made available to

residents with plug-in vehicles.

d) How use of charging point spaces by non plug-in vehicles will be restricted.

e) To set out the allocation of any visitor spaces.

No dwelling shall be occupied until the car park management scheme has been implemented as approved. Thereafter, the allocation and use of car parking spaces shall be in accordance with the approved scheme.

REASON to ensure the parking spaces are in optimum use in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and the requirements of the National Planning Policy Framework 2021.

14. Cycling Facilities

Prior to the occupation of the development hereby permitted details of the cycle parking provision (to include housing/enclosure and cycle stand details) have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with these details prior to the occupation of the development and shall be retained at all times in the future for this purpose.

REASON To ensure that there is adequate cycle parking available at the site in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy T8 of The Adopted Local Plan for Slough 2004 (saved polices), and the requirements of the National Planning Policy Framework 2021 and to meet the objectives of the Slough Integrated Transport Strategy.

15. Visibility Splays

No other part of the development shall be occupied until the visibility splays shown on the approved drawings have been provided on both sides of the access and the area contained within the splays shall be kept free of any obstruction exceeding 600 mm in height above the nearside channel level of the carriageway.

REASON: To provide adequate inter-visibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

16. EV Charging Facilities

Prior to the occupation of the development hereby permitted, the residential car parking provision shall be provided, to include a total of 30 electric vehicle charging points. The residential electric vehicle charging points must have a 'Type 2' socket and be rated to at least 3.6kW 16amp 0 7kW 30amp single phase, in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure vehicle parking is provided and encourage up-take of electric vehicle use, in accordance with Policy T2 of the Adopted Local Plan (2004), Policies 7 and 8 of the Core Strategy 2008, the guidance contained in the Council's Developer's Guide Part 3 (2008) and the National Planning Policy Framework 2021.

17. No further windows

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 windows, other than those hereby approved, shall be formed in the [flank and rear] elevations of the development without the prior written approval of 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 and to minimise any loss of privacy to occupiers of adjoining residential properties in accordance with Policy H15 of The Adopted Local Plan for Slough 2004.

18. No Impediment to Access

No barriers, gates, etc shall be erected at the vehicular access without first having obtained the written approval of the local planning authority.

REASON In the interests of amenity and general highway safety in accordance with Core Policy 7 of the Slough Local Development Framework Core Strategy Development Plan Document December 2008.

19. Level Access

The ground floor entrance doors to the Development shall not be less than 1 metre wide and the threshold shall be at the same level to the paths fronting the entrances to ensure level access. Level thresholds shall be provided throughout the development between the residential units and the external amenity/balconies and the main lobbies.

Reason: In order to ensure the development provides ease of access for all users, in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework 2021.

INFORMATIVE(S):

1. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre-application discussions and seeking amendments. 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. An Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) has been entered into with regards to the application hereby approved.
3. Prior to commencing works the applicant will need to enter into a Section 278 Agreement of the Highways Act 1980 with Slough Borough Council for the implementation of the works in the highway works schedule. The applicant should be made aware that commuted sums will be payable under this agreement for any requirements that burden the highway authority with additional future maintenance costs.

4. During any demolition and all construction on site:-
 - (a) The best practical means available in accordance with British Standard Code of Practice B.S. 5228:1984 shall be employed at all times to minimise the emission of noise from the site.
 - (b) The operation of site equipment generating noise and other nuisance causing activities audible at the site boundaries or in nearby residential properties, shall only be carried out between the hours of 0800 to 1700 on Mondays to Fridays, 0800 to 1300 on Saturdays and at no time on Sundays or Public Holidays.
 - (c) At all times vehicular access to properties adjoining and opposite the application site shall not be impeded.
 - (d) No waste or other material shall be burnt on the application site.
 - (e) A suitable and sufficient means of suppressing dust and fumes must be provided and maintained on the site and used so as to limit the detrimental effect of construction works on adjoining residential properties.
 - (f) No mud or other dirt shall be allowed to get onto the public highway where it could cause a danger to pedestrian and other road users.
5. The applicant will need to apply to the Council's Local Land Charges on 01753 477316 or email to 0350SN&N@slough.gov.uk for street naming and/or numbering of the unit/s.
6. 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.
7. 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.
8. The applicant will need to take the appropriate protective measures to ensure the highway and statutory undertakers apparatus are not damaged during the construction of the new unit/s.
9. 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.
10. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

11. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
12. In relation to condition 6 above, the developer should consider and follow the advice below:
 - All external and internal communal entrance doors must meet the requirements of the minimum physical security requirements of building regulation Part Q. They must also include electronic remote release locking systems with audio/visual link to each apartment capable of capturing and recording images of individuals using the entry panel. Lift/stair core access must be controlled so residents only have access to the floor on which they reside. Any secondary security doors sets that isolate each core from private residential corridors must also be controlled by a remote release system with audio link to units. This arrangement promotes ownership and establishes defensible space, enabling residents to identify visitors and prevent unauthorised access whilst maintaining their own security.
 - The system must provide compartmentalisation of each floor within the development, and from the parking level, and cover each of the following;
 - (a) External Communal entrance: All external and internal Communal entrance doors should be controlled via the use of electronic remote release locking systems with audio/visual link to each apartment. The system must be capable of recording images and storing them for a minimum of 30 days.
 - (b) Secure communal lobbies: Any internal door sets should meet the same specification as above
 - (c) Vehicle under croft parking roller shutters: These must be robust and secure, electronic access controlled capable of being operated without the drives having to leave their vehicle.
 - (d) Cycle storage facilities: theft of valuable cycle is a growing concern, integral communal bicycle stores within blocks of flats should be accessible only by those with legitimate use, fitted with a secure electronic access control doorsets.

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.



Chris Sawden
On behalf of
Group Manager for Planning & Building Control

DEC1fxxaci

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). 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 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/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.