

Our Ref: 22049/CJ/am
Your Ref: PP-12105542
Email: cjones@firstplan.co.uk
Date: 12 May 2023

Planning Department
Reading Borough Council Civic Offices
Bridge Street
Reading
RG1 2LU

Dear Sir/Madam

**PLANNING APPLICATION FOR MINOR WORKS
3-5 CRAVEN ROAD, READING, BERKSHIRE RG1 5LE**

We write on behalf of our client, N Family Holdings Ltd (trading as N Family Club) to submit a planning application for minor external works at nos. 3 - 5 Craven Road, Reading, Berkshire RG1 5LE (grid reference Easting: 472568; Northing: 172904).

Planning permission is sought for:

“Minor works at nos. 3 – 5 Craven Road including: Removal of timber extension to rear of no.3 Craven Road and replacement extension including 2no. roof lights. Removal of lean-to extension to rear of no.3 Craven Road and construction of 2no. external stores. Removal of existing rooflight to no. 3 Craven Road and repair of slate roof to match existing. Removal of escape stair to rear of no.5 Craven Road. Minor alterations to roof and new double doors to link building. Landscaping to rear garden, including cycle and buggy stores.”

These proposals form part of the refurbishment of this vacant site to assist in facilitating its reoccupation.

Accordingly, the application has been submitted via the Planning Portal (Ref: PP-12105542) with the following documents:

- Completed Application Forms;
- Completed CIL Form 1;
- Planning Statement (included within this letter);
- Bat and Bird Presence/Absence Survey Report – September 2022 – Prepared by Evolution Ecology Ltd.
- Site Location Plan;
- Architectural Drawings prepared by Ergotechnics:
 - Existing and Proposed Site Plans;
 - Existing and Proposed Floor Plans;
 - Existing and Proposed Elevations;

- Landscaping Plan.

The requisite fee of £234 has been paid online, together with the £64 admin fee.

Application Site Description

The application site includes two link-detached buildings situated on the eastern side of Craven Road. The site occupies the corner of Craven Road and Erleigh Road and extends to 0.33ha. The site is situated southeast of Reading town centre and is immediately east of the Royal Berkshire Hospital.

The two buildings (no. 3 and no. 5) are located on the western side of the plot and front onto Craven Road. The remainder of the site includes open air car parking and a large rear garden area, which currently comprises gravel hardstanding, following removal of the portacabins to the rear of the site by the previous occupier. Vehicular and pedestrian access to the site is taken from Craven Road. An aerial view of the application site is provided at Figure 1.



Figure 1. Aerial View of Site

No. 3 is the more northerly of the buildings and comprises a two storey victorian house (originally) in the Gothic style. The building was added to Reading Borough Council's local list in 2015 (ref: LL5) and is described as follows:

"The building makes use of brickwork which although Victorian is distinctively from the Berkshire area due to use of clays found in the area, possibly at local kilns from areas such as Tilehurst. The Gothic building retains exuberant polychromatic brickwork and stone dressings and an ogee turret roof at the rear angle. The building retains virtuoso yellow stock brickwork forming the plinth, dentillated string course, quoins and levelling courses and forming the chimney stack. The decorative fretted timberwork at the gables is particularly impressive. Dressed stone around the windows heads and cills with keystones shows particular quality. The building is associated with a number of large villas along Craven Road, and the historic Berkshire Hospital building."

A street view of no. 3 is provided at Figure 2. No. 5 was also originally a three storey house. Both buildings have been subject to various extensions over time, as part of their previous use by Berkshire Healthcare NHS Foundation Trust and its predecessor NHS bodies. A street view of no. 5 is provided at Figure 3.

The site is located within Flood Zone 1 and includes no listed buildings, nor is it within a Conservation Area. It is further within Parking Zone 2. The site is an allocated development site, however No.3 Craven Road is subject to an Article 4 Direction to prevent its demolition. It falls just outside the Air Quality Management Area, with the policies map showing the boundary intersecting the very northern tip of the site.



Figure 2. No. 3 Craven Road Streetview (Google Streetview May 2019)



Figure 3. No. 5 Craven Road and link building (Google Streetview October 2020)

Planning History Summary

The buildings' longstanding use was confirmed as a medical and healthcare facility (Class E), formerly Class D1, with the issuing of a Certificate of Lawful Existing Use or Development on 13 July 2022 (ref: 220332) which stated:

“Sufficient evidence is available to demonstrate that, on the balance of probability, that the buildings [...] known as 3-5 Craven Road, Reading, RG1 5LE has been in use as a Class E(e) facility for the provision of medical or health services for a period of at least 10 years”.

The owner of the site subsequently submitted an application (ref: 221114, granted 30th November 2022) for minor works to refurbish the vacant buildings. This approved the removal of the low-quality extensions to no.3 Craven Road and the escape stair to no.5 Craven Road, a replacement extension, and other minor external works.

Following the grant of this application, the secured occupier, N Family Club, submitted a signage scheme (ref: 230019) which was granted on 28 February 2023.

The site has a number of historical planning applications available on the Council’s online database. Those relevant to the consideration of this application are summarised below:

Reference number	Description of Development	Decision
0000007844	No. 5 – “Extensions”	Granted
04/01401/FUL	“Temporary Relocation of Existing Portable Building From Battle Hospital And Extension To House Dingley Childrens Development Centre”	Granted
160355/FUL	“Erection of a Part 4 Storey/Part 3 Storey Building To Accommodate 39 Retirement Living Units (C3 Use) For Older Persons With Communal Facilities, Parking and Associated Landscaping Following The Demolition Of Existing Buildings”	Withdrawn
170166	“Application for prior notification of proposed demolition. All buildings at 3 to 5 Craven Road”	Observations Sent
170484	“Application for prior notification of proposed demolition. All buildings at 3 to 5 Craven Road”	Observations Sent
171954	“Demolition of existing buildings and redevelopment to form 25 Retirement Living units (C3 use) for older persons with communal facilities, parking and associated landscaping”	Refused and Appeal Dismissed
220332	Certificate of Lawfulness for Existing use as Class E(e) facility for the provision of medical or health services	Granted
221114	Removal of timber extension to rear of no.3 Craven Road and replacement with brick extension. Removal of lean-to extension to rear of no.3 Craven Road and construction of external storage area. Removal of escape stair to rear of no.5 Craven Road. Revised fenestration to link building. (Amended Description)	Granted
230019	2 no. non-illuminated metal display board signs (Signs B and E). 2no. externally illuminated metal display board signs (Signs A and D). 1no.internally illuminated projecting sign (Sign C).	Granted

Table 1. Summary of Planning History

Application Proposals

The application proposals comprise works required to refurbish these vacant buildings and assist in facilitating N Family’s occupation of the site as a children’s nursery, under the building’s lawful Class E use.

A number of these works were approved under the previous consent, but on development of the scheme have been revised within this application. This includes the removal of low-quality extensions to no.3 Craven Road; removal of the escape stair to no.5 Craven Road; provision of external stores and reconfiguration of fenestration to the link building. In addition, a new scheme of landscaping is proposed for the rear garden area.

The exact proposals are detailed on the accompanying drawings prepared by Ergotechnics, submitted in support of this application. Items annotated in blue on the plans are works as previously approved. Items annotated in red comprise additional works or works which since been revised. An extract of the Proposed Site Plan is provided at Figure 4.

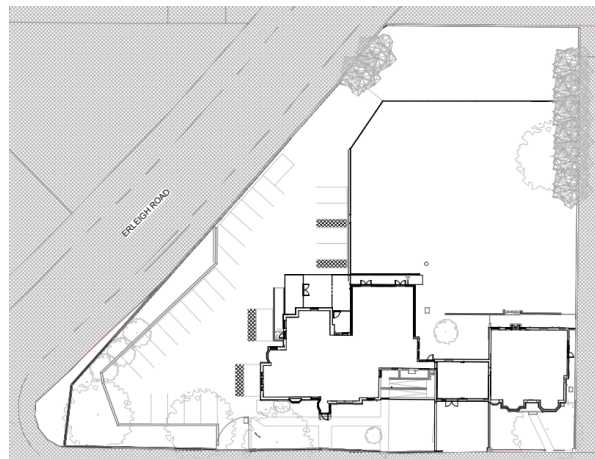
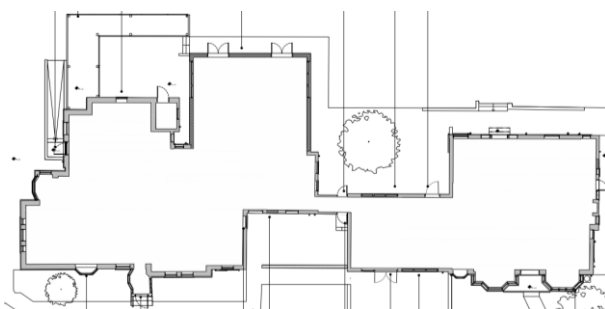


Figure 4: Proposed Site Plan

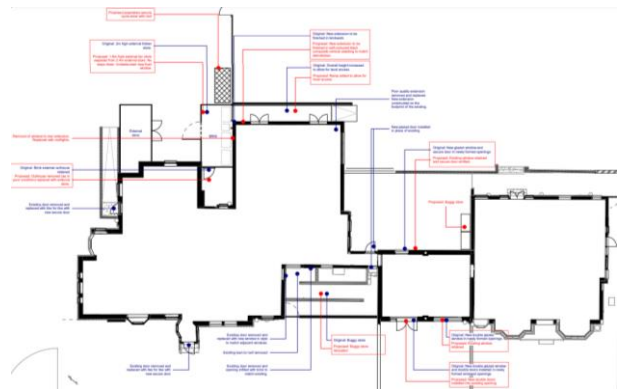
The proposed works are summarised below:

Ground Floor:

- Replacement of existing timber extension with self-coloured black composite vertical cladding and including 2no. roof lights;
- Removal of lean-to extension to rear of no.3 Craven Road and installation of 2no. external stores;
- Reconfiguration of window and door openings to link building.
- Minor alterations to roof of link building.



As approved



Proposed

Figure 5: Extract of approved and proposed ground floor plans



Figure 6: Extract of approved and proposed elevations

First Floor and Second Floor

- Removal of low-quality polycarbonate rooflights to no.3 Craven Road and repair of slate roof to match existing roof;
- Removal of escape stair to rear of no.5 Craven Road; and
- Window design of first and second floor rear windows to no.5 Craven Road confirmed to match adjacent existing windows.

External and Landscaping Works

- Hard and soft landscaping to external play area, including new surfacing, low level picket fencing and fixed play structures and sail shades;
- Ramp to provide level access to rear of buildings; and
- Covered secure cycle store and buggy stores.



Figure 7: Proposed Landscaping Plan

As confirmed by the Council within the previous application, the proposed replacement of the existing windows with like-for-like windows does not require planning permission and therefore these works have not been included within this submission. It is confirmed the replacements would be similar in appearance and would not materially change the appearance of the building as a whole.

Planning Policy Summary

For Reading Borough Council, the Development Plan consists of the:

- Local Plan (2019)
- Policies Map

Consideration must also be given to the National Planning Policy Framework (NPPF, 2021) which is a material consideration. Section 70(2) of the Town and Country Planning Act 1990 requires that planning applications be determined in accordance with the Development Plan unless there are material considerations that indicate otherwise.

NPPF (2021)

The National Planning Policy Framework (NPPF) provides overarching planning policy guidance for development across England and was last updated in July 2021. It states: *“the purpose of the planning system is to contribute to the achievement of sustainable development”* by *“meeting the needs of the present without comprising the ability of future generations to meet their own needs”*.

In terms of decision taking, **Paragraph 38** states that decision-makers at every level should seek to approve applications for sustainable development where possible. **Paragraph 47** requires that applications be determined in accordance with the development plan, unless material considerations indicate otherwise.

Paragraph 126 outlines that good design is one of the fundamental elements in ensuring sustainable development and contributes to creating better places to live and work.

In respect of non-designated heritage assets, **Paragraph 203** sets out that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Reading Borough Local Plan (2019)

Policy CC1 Presumption in Favour of Sustainable Development states that the Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible. Permission will be granted unless material considerations indicate otherwise.

Policy CC2 Sustainable Design and Construction supports the refurbishment of existing building stock where the effects of climate change are taken into account.

Policy CC3 Adaptation to Climate Change requires proposals to demonstrate how they have been designed to incorporate measures to adapt to climate change, and encourages use of trees and other planting, where appropriate as part of landscape schemes.

Policy CC5 Waste Minimisation and Storage sets out that proposals should seek to minimise the generation of waste in the construction, use and life of buildings.

Policy CC7 Design and the Public Realm sets out that development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. Development should make a positive contribution, in terms of Layout, scale, height and massing; and architectural detail and materials. In summary, proposals should:

- Respond positively to local context and reinforce local character, including protecting and enhancing the historic environment of the Borough and providing value to the public realm;
- Create safe and accessible environments;
- Be accessible, usable and easy to understand for all potential users;
- Be visually attractive as a result of good high quality built forms and spaces and appropriate materials and landscaping.

Policy CC8 Safeguarding Amenity sets out that development should not cause a detrimental impact on the living environment of neighbouring residential properties, including in terms of privacy and overlooking, daylight and sunlight; sense of enclosure or harm to outlook, noise, light and safety. The position of habitable rooms, windows and outdoor living spaces will be particularly important.

Policy EN1 Protection and Enhancement of the Historic Environment sets out that all proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. This includes assets on the Local List. Applications which affect, or have the potential to affect, the significant features of heritage assets should be justified by a Heritage Statement. The Council will proactively seek solutions for assets at risk including consideration of appropriate development schemes that will ensure the repair and maintenance of the asset.

Policy EN4 Locally Important Heritage Assets requires proposals that affect locally important heritage assets to demonstrate that development conserves architectural, archaeological or historical significance which may include the appearance, character and setting of the asset. Supporting text paragraph 4.2.20 states that *“it should be recognised that seeking the reuse of historic buildings and, where appropriate, their modification to reduce carbon emissions and secure sustainable development, without harming the significance of the heritage asset and its setting, helps to mitigate the effects of climate change. Therefore, buildings on the Local List should be re-used, where possible.”*

Policy EN12: Biodiversity and the Green Network states that proposals should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible.

Policy OU1 New and Existing Community Facilities supports proposals for community facilities.

Policy ER1 Sites for Development in East Reading lists the application site as designated for development. The listing states:

“ER1b Dingley House, 3-5 Craven Road:

- ***Retention and change of use of locally listed building for residential with limited additional development.***
- ***Development should: Retain the locally-listed building, which is subject to an Article 4 direction, and any additional development should enhance its setting; and***
- ***Reflect the setback of buildings from the road in the immediate local area.***
- ***Site size: 0.33 ha 15-22 dwellings”***

It is noted the Article 4 Direction removes permitted development rights for demolition in relation to No. 3 Craven Road. Supporting text paragraph 9.3.5 notes that site ER1b potentially contains public sewers.

Sustainable Design and Construction SPD (2019)

This reflects the NPPF and provides guidance on energy, climate change, water management and waste reduction. Most relevant to this application is an intention to reduce electricity consumption, retrofitting energy efficiency measures into existing buildings, and reducing waste by supporting the re-use and repair of products and materials. Development for non-residential refurbishment should meet BREEAM 'Very Good'.

Planning Assessment

This application forms part of the refurbishment of these vacant buildings, which have been confirmed to be in use as Class E. The proposals as a whole seek to enhance and renovate both nos. 3 and 5 Craven Road, to bring them back into use and ensure their longevity, providing a high-quality offering for future occupiers. These refurbishment works are of a similar scale and quantity as the previously approved scheme.

Design and Impact on the Character and Appearance of the Building/Surrounding Area

Adopted national and local planning policy requires that development proposals preserve or enhance the character of heritage assets. No.3 Craven Road was locally listed in 2015 (list no. LL5) and therefore comprises a non-designated heritage asset, which is considered to be significant to the heritage of the local area. Its local listing states that:

"The building makes use of brickwork which although Victorian is distinctively from the Berkshire area due to use of clays found in the area, possibly at local kilns from areas such as Tilehurst.

The Gothic building retains exuberant polychromatic brickwork and stone dressings and an ogee turret roof at the rear angle. The building retains virtuoso yellow stock brickwork forming the plinth, dentillated string course, quoins and levelling courses and forming the chimney stack. The decorative fretted timberwork at the gables is particularly impressive. Dressed stone around the windows heads and cills with keystones shows particular quality.

The building is associated with a number of large villas along Craven Road, and the historic Berkshire Hospital building."

Policy EN4 seeks to protect Locally Important Heritage Assets, requiring proposals to demonstrate that development conserves architectural detail and significance, including the appearance, character and setting of the asset.

The proposed works are largely in line with those approved within the former consent, and as such, it is considered the character and appearance of the locally listed building would be unharmed. Indeed, the Conservation & Urban Design Officer offered no objection to the previously approved proposals, with the officer's delegated report (ref. 221114) confirming that:

"Overall, the proposed development is considered to enhance the character and appearance of the local heritage asset (3 Craven Road), and the site as a whole which includes 5 Craven Road and the link building. Aside from the replacement of the existing rear extension, the development is generally considered minor and would reinstate the functional use of the heritage asset."

The removal of the existing low-quality and poorly maintained rear extensions to no.3 Craven Road will enhance the appearance of the rear façade. The proposed replacement extension is to be finished in black

vertical composite cladding which will provide a sleek and high-quality appearance, which will reflect materials proposed elsewhere across the site. It will retain the existing extension's footprint, remaining subservient to the main building and resulting in no increase in the scale, height or form of development. The 2no. roof lights proposed to the extension will offer additional ventilation and natural light, and would be discreetly sited and not visible in ground level views.

These works will offer a vast improvement to the appearance of the rear elevation over the existing run-down timber extensions, which can be viewed from both within the site and in longer views from Erleigh Road (although this area is largely obscured due to the height of the boundary wall). The proposals will therefore maintain and enhance the character and appearance of the heritage asset and the local area. Furthermore, the architectural detailing to the rear of 3 Craven Road would be retained.

The lean-to timber extension is to be replaced with two separate externally accessed, open air timber stores. These will provide a secure and functional layout, including storage for bins. These will be finished in black painted close-boarded timber, to match other finishes around the site. These stores will again rationalise and improve the external appearance of the rear of no.3 Craven Road. The existing timber lean-to is not considered to be of any architectural merit or importance to the heritage asset. The proposed removal of the existing timber lean-to is therefore accepted, with the proposed stores not considered to harm the significance of the locally listed building.

Where the poor-quality emergency escape stair is to be removed from the rear façade, the existing escape doors to the first and second floors are no longer necessary. These will be replaced with new windows to match their respective adjacent units in style and finish. In addition, the low-quality polycarbonate rooflights to no.3 Craven Road will be removed, with the slate roof repaired in this area using tiles to match existing roof.

To the front of the link building, the existing fenestration will largely be retained, with new double access doors to the front. This is intended to provide a central, main entrance area for potential future occupiers. Furthermore, a number of extraneous external doors to the ground floor will be removed or fixed shut, to provide a better operational layout internally and improve the security of the building, as outlined on the accompanying floor plans. Minor alterations are proposed to the roof of the modern link building, to allow for servicing. This will have negligible impact on the overall appearance of the building and wider site, with roof finishes to match those existing. The development proposed to the link building is therefore considered acceptable.

Nos.3 and 5 Craven Road are both in need of investment following a lack of maintenance since they were vacated by the NHS. Reading policy EN4 supports the re-use of buildings on the Local List, recognising that modifications can be made where appropriate to reduce carbon emissions and secure sustainable development, without harming the significance of the heritage asset and its setting.

The works are further in accordance with Reading Policy ER1, and the Article 4 Direction applied to the site, which require that development should:

“Retain the locally-listed building, which is subject to an Article 4 direction, and any additional development should enhance its setting”.

The wider works across the site, including the removal of the escape stair to no.5 Craven Road, and rationalisation of unsightly sheds and fences to the rear of the link building, will better reveal the existing buildings and significantly improve the appearance of both their front and rear facades. No additions or extensions are proposed to the Craven Road frontage of the site, in line with Policy ER1 which requires proposals at the site to reflect the setback of buildings from the road in the immediate local area.

The proposals offer a high-quality design which is considered appropriate in terms of layout, scale, height, and massing. The development seeks to reinstate and enhance existing architectural detail and materials across the site and will protect and enhance the significance of this non-designated heritage asset and its setting, in line with policies EN1, EN4 and CC7. The works respond positively to local context and reinforce the local character and enhance the street scene. They will bring these disused and poorly maintained buildings back into use for the long term, ensuring their repair and maintenance. The external appearance of the buildings will not be materially affected, and the works will have no harmful impact on the significance of the locally listed building in particular. Indeed, the works are considered to enhance the appearance of the building.

In terms of design, the proposals seek to create a safe, usable and accessible environment for the future tenants and users of the building. The creation of a designated 'entrance area' within the link building will provide secure and level access to the remainder of the site. A new ramp to the rear will be installed to provide safe and level access between the building and garden area. Furthermore, the minor increase in height of the proposed replacement extension to the rear of no.3 Craven Road will allow for the provision of level access internally. It is therefore clear the proposals will provide an enhanced layout that is easily used by all potential users, in line with Policy CC7.

The proposals will serve to enhance the quality of the building and enhance its thermal and acoustic performance. The re-use of the existing buildings on site, improvements to the sustainable credentials of the buildings will minimise construction waste and future energy usage, in line with Reading Policies CC2 and CC3 and SPDs.

The proposed design, materials and proportions are entirely appropriate for the building and situation on its rear elevation. The proposals will preserve those existing aspects of the building that contribute positively to the character and appearance of the locally listed building. Alongside the improvements to the visual appearance of the site, the removal of the rear escape stair and poor-quality timber extensions will improve site safety, in line with Policy CC7.

Impact on Residential Amenity

Policy CC7 seeks to protect the living environment of neighbouring residential properties, including privacy and overlooking, daylight and sunlight; sense of enclosure or harm to outlook, noise, light and safety. The position of habitable rooms, windows and outdoor living spaces is considered to be particularly important.

In this case, no.7 Craven Road is the only neighbouring residential property, alongside nos. 1 and 1a Erleigh Road. In terms of neighbouring amenity, the previous application's delegated report stated:

"The nearest residential dwellings are located at 1 and 1a Erleigh Road, approximately 50m north of 3 Craven Road. Due to the scale and nature of the proposed development, it is not considered that undue harm would be caused to neighbouring residents."

The proposals will result in no increase in scale, height or massing of the existing development. The works will cause no harmful impact on privacy and overlooking, daylight and sunlight or sense of enclosure. The proposals will significantly improve the outlook for neighbouring properties and from street views, with the improved external appearance of the building, particularly through the removal of the rear escape stair to no.5 Craven Road and removal and replacement of the rear extensions to no. 3 Craven Road. The removal of the rear staircase will also reduce potential for overlooking from no.5 Craven Road into neighbouring properties.

The proposals will further improve the safety of the building, both for future users, and in terms of facilitating the reoccupation of these currently vacant buildings.

Trees and Landscaping

The proposed landscaping scheme to the rear of the site will enhance the site's condition and appearance when compared to the current arrangement. Whilst most of the works do not require planning permission as they comprise planting, permeable surfacing, and low-level picket fencing, they are included within this application for completeness. The proposals seek to provide an attractive, green, and functional amenity area for the building and provide clear biodiversity improvements over the existing hardstanding, in line with Policy EN12.

Existing vegetation on site is to be retained where possible and incorporated into the landscaping of the site. There will be no harmful impact on existing trees landscaping or ecology at the site itself or neighbouring sites, which will be retained, in accordance with Policy CC3. The proposed scheme will provide an attractive setting to the locally listed building.

Bats / Ecology

An ecology report has been submitted in support of this application, due to potential for the existing buildings to host protected species such as roosting bats. A bat survey was required to be carried out prior to any decision for this application. This was undertaken by Evolution Ecology Ltd, with the findings of the survey presented to the Council within the Bat and Bird Presence/Absence Survey Report as received on 12/10/2022.

This report concluded at Section 6 that:

"Timber Extensions Bats - It can be concluded from the above survey results that no bats are roosting inside the two timber structures at the site.

Main Brick Building – Bats are potentially roosting in the loft space of the main brick building, and birds have been nesting in the loft space of the main brick building.

Legal protection - Wildlife and Countryside Act 1981, birds cannot be disturbed during their nesting season (March to August), and bats and their roosts are protected all year round."

Furthermore, the ecology report sets out ecological mitigation measures at Section 5 of the report. The previous application's delegated report confirmed the works would not affect the main building in the area of the roost and were therefore considered to be acceptable subject to application of a condition regarding the removal of nesting birds, along with the bats informative to any approval.

Other Considerations

The proposals should have no impact of the risk of flooding and drainage. The proposed brick extension will reuse the footprint of the existing extension and will therefore result in no additional hardstanding on site or any increase water volume or surface water runoff in or immediately surrounding the application site.

The proposed cycle and buggy stores have been sensitively positioned to the rear of the site and will provide secure storage which will encourage use of sustainable transport modes. The proposals will have no impact on the existing access arrangements onto the highway, or parking provision, and no change to existing highways and servicing at the site.

Design and Access Statement

This Design and Access Statement is prepared in accordance with guidance set out within the NPPG (Online, 2022) and is proportionate to the complexity and nature of the application which is very minor.

Use

The buildings' longstanding use was confirmed as a medical and healthcare facility (Class E), formerly Class D1, as confirmed with the issuing of a Certificate of Lawful Existing Use or Development on 13 July 2022 (ref: 220332). No change to the use of the building is proposed as part of this application.

Scale and Amount

The proposals will result in no increase to the scale or amount of development on site. The proposed clad extension is to be of the same footprint as the existing timber addition to no.3 Craven Road. The removal of the rear escape stair structure will reduce the perceived bulk and height of no.5 Craven Road. The removal of the ad-hoc arrangement of sheds and fences to the rear of the site will reduce the level of visual clutter on site.

Appearance

The proposals will significantly enhance the external appearance of the building, through refurbishing and removal of unsightly additions to the buildings.

Layout and Access

The proposals will result in an improved layout, particularly through the provision of secure and level access across the site. The proposed external stores, and buggy and cycle stores, will offer a secure and functional layout, to enhance the operation of the site.

Landscaping and Ecology

The landscaping scheme proposed will offer a clear improvement in the site's condition and appearance over the existing hardstanding. The existing trees and vegetation on site are to be retained where possible and incorporated into the landscaping of the site. Furthermore, there will be no detrimental impact to protected species or habitats.

Conclusions

This assessment has been prepared by Firstplan and is submitted in support of a planning application made on behalf of N Family Club at 3-5 Craven Road, Reading, Berkshire RG1 5LE.

The proposals will preserve and enhance the significance of the non-designated heritage asset at no.3 Craven Road. In addition, the proposals would assist in enhancing the condition, appearance, and longevity of the wider site, providing high-quality space for potential future occupiers. The proposals will enhance the function and appearance of the building and would result in no harmful impact on neighbouring amenity, highways/servicing, flooding/drainage, or trees. The proposals are therefore in accordance with the NPPF, Reading Borough Local Plan Policies CC2, CC3, CC5, CC7, CC8 EN1, EN4 and ER1; and supplementary planning guidance.

In light of the above, the application proposals are consistent with all the relevant planning policies and guidance at both national and local level. We therefore respectfully request that planning consent is granted without delay.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'firstplan' in a cursive, stylized font.

CHRIS JONES
Director

Enc.