

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: Town Planning Bureau
The Barn
43 Oakdene Road
Redhill
RH1 6BT

Application No: 221232
Application type: Full Planning Approval

Applicant: Thackeray Estates Reading Investments Ltd

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Demolition of No. 146 Friar St and structures to rear and partial demolition of No. 145 Friar St and various external works to other existing buildings, as part of redevelopment to provide: reconfigured basement and ground floor uses (Class E(a) or (b)) on Friar St and Queen Victoria St frontages and proposed apart-hotel (Class C1) at part-basement, part-ground and on all upper floors; part-two, part- three storey rear extension to No's 5-15 (odd) Queen Victoria St; replacement basement and five storey building at No. 145 Friar St and two-storey roof extension to No. 146 Friar St; proposed public courtyard accessed via Queen Victoria St walkway; roof level plant; and various other associated works.

At: 1-15 Queen Victoria Street & 145-148 Friar Street Reading

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 24th May 2023



Assistant Director of Planning, Transport and
Public Protection Services *RE*

Application At: 1-15 Queen Victoria Street & 145-148 Friar Street Reading

Application No: 221232

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

P22018-FCH-XX-B1-DR-A-1355 Rev P01 - Demolition - Basement Floor Plan
P22018-FCH-BA-00-DR-A-1350 Rev P01 - Demolition - Ground Floor Plan
P22018-FCH-BA-01-DR-A-1351 Rev P01 - Demolition - First Floor
P22018-FCH-BA-02-DR-A-1352 Rev P01 - Demolition - Second Floor
P22018-FCH-BA-03-DR-A-1353 Rev P01 - Demolition - Third Floor Plan
P22018-FCH-BA-XX-DR-A-1450 Rev P01 - Demolition Elevation 01
P22018-FCH-BA-XX-DR-A-1451 Rev P01 - Demolition Elevation 02
P22018-FCH-BA-XX-DR-A-1452 Rev P01 - Demolition Elevation 03
P22018-FCH-BA-XX-DR-A-1202 Rev P01 - Proposed Site Plan - Roof
P22018-FCH-BA-B1-DR-A-1306 Rev P01 - Proposed Basement Floor Plan
P22018-FCH-BA-RF-DR-A-1305 Rev P01 - Proposed Lower Roof Plan
P22018-FCH-BA-RF-DR-A-1307 Rev P01 - Proposed Upper Roof Plan
P22018-FCH-BA-XX-DR-A-1400 Rev P01 - Proposed Elevation 01
P22018-FCH-BA-XX-DR-A-1401 Rev P01 - Proposed Elevation 02
P22018-FCH-BA-XX-DR-A-1402 Rev P01 - Proposed Elevation 03
P22018-FCH-BA-XX-DR-A-1410 Rev P01 - Proposed Queen Victoria Street Shop Front Design
P22018-FCH-BA-XX-DR-A-1411 Rev P01 - Replacement Window Detail P22018-FCH-BA-XX-DR-A-1500 Rev P01 - Proposed Section 01
P22018-FCH-BA-XX-DR-A-1501 Rev P01 - Proposed Section 02
P22018-FCH-BA-XX-DR-A-1502 Rev P01 - Proposed Section 03
P22018-FCH-BA-XX-DR-A-1505 Rev P01 - Proposed Section 06
P22018-FCH-BA-XX-DR-A-1506 Rev P01 - Proposed Section 07
P22018-FCH-BA-XX-DR-A-1507 Rev P01 - Proposed Section 08
P22018-FCH-BA-XX-DR-A-1508 Rev P01 - Proposed Section 09
As all received on 26/08/2022

Date: 24th May 2023



Assistant Director of Planning, Transport and
Public Protection Services *RE*

P22018-FCH-BA-01-DR-A-1301 Rev P02 - Proposed First Floor Plan
P22018-FCH-BA-02-DR-A-1302 Rev P02 - Proposed Second Floor Plan
P22018-FCH-BA-03-DR-A-1303 Rev P02 - Proposed Third Floor Plan
P22018-FCH-BA-XX-DR-A-1412 Rev P01 - Proposed courtyard elevation
P22018-FCH-BA-XX-DR-A-1413 Rev P01 - Proposed Rear Elevations 01 - 02
P22018-FCH-BA-XX-DR-A-1503 Rev P02 - Proposed Section 04
P22018-FCH-BA-XX-DR-A-1504 Rev P02 - Proposed Section 05
As received 12/10/2022

P22018-FCH-BA-00-DR-A-1300 Rev P02 - Proposed Ground Floor Plan
As received 02/11/2022

P22018-FCH-BA-XX-DR-A-1203 Rev P02 - Proposed Site Plan - Ground
As received 14/11/2022

P22018-FCH-BA-04-DR-A-1304 Rev P02 - Proposed Fourth Floor Plan
As received 24/11/2022

Reason: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. No development, barring any demolition works and any repair works to the 12 roof level gables at 1-15 Queen Victoria Street and 148 Friar Street (as per approved plans: P22018-FCH-BA-XX-DR-A-1140 Rev P01 - Existing Elevation 01; P22018-FCH-BA-XX-DR-A-1450 Rev P01 - Demolition Elevation 01; P22018-FCH-BA-XX-DR-A-1400 Rev P01 - Proposed Elevation 01, as all received on 26/08/2022), shall commence until a schedule of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. Details shall include manufacturer's specification details of all external facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site - approved details to then be retained on site throughout the duration of the construction of the development). The development shall be carried out and thereafter maintained in accordance with the details approved.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character, including the setting of listed buildings, in accordance with Policies CC7, EN1, EN6 and CR2 of the Reading Borough Local Plan 2019.

Date: 24th May 2023



Assistant Director of Planning, Transport and
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4. No development shall commence on site, including any works of demolition and any preparatory works but with the specific exception of repair works to the 12 roof level gables at 1-15 Queen Victoria Street and 148 Friar Street (as per approved plans: P22018-FCH-BA-XX- DR-A-1140 Rev P01 - Existing Elevation 01; P22018-FCH-BA-XX-DR-A-1450 Rev P01 - Demolition Elevation 01; P22018-FCH-BA-XX-DR-A-1400 Rev P01 - Proposed Elevation 01, as all received on 26/08/2022) and the demolition to ground level of No 146 Friar Street and inward facing buildings within the application site (as shown on approved plans P2218-FCH-BA-00-DR-A-1320 Rev P01 - Pre Commencement Demolition Ground floor, P22018-FCH-BA-01-DR-A-1321 Rev P01 - Pre Commencement Demolition First floor, P22018-FCH-BA-02-DR-A-1322 Rev P01 - Pre Commencement Demolition Second floor, P22018-FCH-BA-03-DR-A-1323 Rev P01 - Pre Commencement Demolition Third floor, P22018-FCH-BA-B1-DR-A-1324 Rev P01 - Pre Commencement Demolition Basement, P22018-FCH-BA-XX-DR-A-1420 Rev P01 - Pre Commencement Demolition Elevation 01, P22018-FCH-BA-XX-DR-A-1421 Rev P01 - Pre Commencement Demolition Elevation 02, P22018-FCH-BA-XX-DR-A-1422 Rev P01 - Pre Commencement Demolition Elevation 03, as all received on 13/04/2023, and P22018-FCH-BA-XX- DR-A-1520 Rev P01 - Pre-Commencement Demo Section 01, P22018-FCH-BA-XX- DR-A-1521 Rev P01 - Pre-Commencement Demo Section 02, P22018-FCH-BA-XX- DR-A-1522 Rev P01 - Pre-Commencement Demo Section 03, P22018-FCH-BA-XX- DR-A-1523 Rev P01 - Pre-Commencement Demo Section 04, as all received on 10/05/2023), before a contract for the carrying out of the works of redevelopment of the site, up to and including at least the demolition and proposed shell and core stages, has been made, as confirmed in details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the visual amenity of the area and the partial loss of listed building fabric without the replacement development being committed to be built, in accordance with Policies CC7, CR2 and EN1 of the Reading Borough Local Plan 2019.

5. * No development shall commence on site, including any works of demolition and any preparatory works in relation to (i) works to the 12 roof level gables at 1-15 Queen Victoria Street and 148 Friar Street and (ii) all other component parts of the proposed development, until details of the recording of the existing buildings at the site, following as a minimum the Level 2 guidance set out in “Understanding Historic Buildings, A Guide to Good Practice” (Historic England 2016) (or any document which supersedes this document), are submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure preservation by record of the existing buildings in a manner appropriate to their significance, in accordance with Policies CC7, CR2 and EN1 of the Reading Borough Local Plan 2019.

6. * No development shall commence on site, including any works of demolition and any preparatory works in relation to (i) works to the 12 roof level gables at 1-15 Queen

Date: 24th May 2023



Assistant Director of Planning, Transport and
Public Protection Services *RE*

Victoria Street and 148 Friar Street and (ii) all other component parts of the proposed development, until a site specific Demolition and Construction Method Statement (DCMS) has been submitted to and been approved in writing by the Local Planning Authority. As well as demonstrating a commitment to ensuring the number of HGV movements are managed and controlled, the DCMS must demonstrate that appropriate measures will be implemented to ensure the safety of pedestrians and cyclists around the demolition and construction site as well as ensuring demolition and construction works are coordinated with other developments within the vicinity of the site.

The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location of loading and unloading of plant and materials;
- c) Location on site for storage of plant and materials used in constructing the development;
- d) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- e) Identification of any footpath closures or road closures needed during construction;
- f) Required wheel washing facilities on site;
- g) Safety measures for pedestrians and cyclists around the site;
- h) A coordinated approach with other development works within the vicinity of the site.
- i) A scheme for recycling waste resulting from the construction works.
- j) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- k) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- l) Provisions to be made for the control of noise coming from the site during demolition and construction;
- m) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses and nearby residents, the character of the area and highway safety in accordance with Policies CC8, EN15, EN16 and TR3 of the Reading Borough Local Plan 2019.

Date: 24th May 2023



Assistant Director of Planning, Transport and
Public Protection Services *RE*

7. Prior to first occupation of the apart-hotel hereby approved, the bicycle parking facility for the apart-hotel shall be provided in accordance with the plans hereby approved (P22018-FCH-BA-00-DR-A-1300 Rev P02 - Proposed Ground Floor Plan, as received 02/11/2022). The facility shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policies TR1 and TR5 of the Reading Borough Local Plan 2019.

8. Prior to first occupation of the apart-hotel hereby approved, details of how refuse and recycling collections will be managed from the site (including vehicles, servicing and deliveries), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter refuse collection, servicing and deliveries will be carried out fully in accordance with the approved details.

Reason: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policies CC7 and TR3 of the Reading Borough Local Plan 2019.

9. Deliveries and servicing of the development shall only be undertaken in accordance with the approved Delivery and Servicing Plan (Delivery and Servicing Plan by Mode Transport Planning Ref 325429 V2.3 dated August 2022, as received 26/08/2022) to ensure vehicles access the site without creating safety concerns and congestion based on the anticipated number of vehicle trips.

Reason: In the interest of the safety and convenience of all highway users in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

10. The glazing, ventilation and any other mitigation specified shall be installed in accordance with the specifications recommended within the Noise Assessment submitted with the application (Noise Impact Assessment Report by KP Acoustics Ref 21827.NIA.01 Rev D dated 16/11/2022, as received on 21/11/2022)

Reason: In order to protect the amenity of future occupants of the proposed development in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

11. Prior to the installation of any externally-located mechanical plant a noise assessment of the proposed mechanical plant shall be submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014+A1:2019 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-

Date: 24th May 2023



Assistant Director of Planning, Transport and
Public Protection Services *RE*

sensitive facade shall be at least 5dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policies CC8 and EN17 of the Reading Borough Local Plan 2019.

12. Prior to the first occupation of the apart-hotel use hereby approved, a noise assessment shall be submitted to and approved, in writing, by the Local Planning Authority. The noise assessment shall include an assessment of the noise environment within the ancillary gym and inclusion of any required mitigation measures (including to the internal structure of the unit itself) to protect nearby occupiers from noise and disturbance, including structure borne noise. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the resultant structure is such that the indoor ambient noise levels within adjoining and nearby premises do not exceed the appropriate values for the use of the premises detailed in Table 4 of BS 8233:2014 as a result of noise from the ancillary gym and the impact noise does not cause disturbance to occupiers. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before the first occupation of the apart-hotel use, and retained / maintained as such thereafter.

Reason: To protect the amenity of future occupants of the proposed development, in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

13. Prior to the first occupation of the apart-hotel use hereby approved an odour assessment shall be carried out and a detailed odour management plan to include scaled plans, odour control specifications and a maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. Reference shall be made to the EMAQ guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Sept 2018) when assessing potential odours and selecting appropriate odour control methods. When assessing potential odours, the assessment shall consider the full range of cooking types that may be conducted under the permitted use. Thereafter, the development shall not be carried out other than in accordance with the approved scheme with any measures completed prior to the first occupation of the apart-hotel and retained / maintained as such thereafter.

Date: 24th May 2023



Assistant Director of Planning, Transport and
Public Protection Services *RE*

Reason: These details are required due to insufficient information being contained within this submission and to safeguard the amenity of adjoining properties and to protect the general environment in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

14. No development shall commence on site, including demolition and any preparatory works but with the specific exception of repair works to the 12 roof level gables at 1-15 Queen Victoria Street and 148 Friar Street (as per approved plans: P22018-FCH-BA-XX-DR-A-1140 Rev P01 - Existing Elevation 01; P22018-FCH-BA-XX-DR-A-1450 Rev P01 - Demolition Elevation 01; P22018-FCH-BA-XX-DR-A-1400 Rev P01 - Proposed Elevation 01, as all received on 26/08/2022), until an assessment of the nature and extent of contamination has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

- (a) a survey of the extent, scale and nature of contamination;
- (b) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

Reason: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

15. No development shall commence on site, including demolition and any preparatory works but with the specific exception of repair works to the 12 roof level gables at 1-15 Queen Victoria Street and 148 Friar Street (as per approved plans: P22018-FCH-BA-XX-DR-A-1140 Rev P01 - Existing Elevation 01; P22018-FCH-BA-XX-DR-A-1450 Rev P01 - Demolition Elevation 01; P22018-FCH-BA-XX-DR-A-1400 Rev P01 - Proposed Elevation 01, as all received on 26/08/2022), until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives

Date: 24th May 2023



Assistant Director of Planning, Transport and
Public Protection Services *RE*

and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

16. Where a remediation scheme under condition 15 is required, this shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority before construction above foundation level.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

17. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site and the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

Date: 24th May 2023



Assistant Director of Planning, Transport and
Public Protection Services *RE*

18. No construction, demolition or associated deliveries shall take place outside the hours of 08:00 to 18:00 hours Mondays to Fridays, and 09:00 to 13:00 hours on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

Reason: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

19. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CC5, CC8 and EN15 of the Reading Borough Local Plan 2019.

20. Prior to the first occupation of the apart-hotel use hereby approved details of measures to prevent pests and vermin accessing the bin store(s) shall be submitted to and approved in writing by the Local Planning Authority. The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of the apart-hotel and shall not be used for any purpose other than bin storage at all times thereafter.

Reason: To ensure that adequate provision is made for the storage of refuse and that the facilities provided include suitable measures to prevent pests and vermin in accordance with Policies CC5 and CC8 of the Reading Borough Local Plan 2019.

21. No development shall commence on site, barring any demolition works and any repair works to the 12 roof level gables at 1-15 Queen Victoria Street and 148 Friar Street (as per approved plans: P22018- FCH-BA-XX-DR-A-1140 Rev P01 - Existing Elevation 01; P22018-FCH-BA- XX-DR-A-1450 Rev P01 - Demolition Elevation 01; P22018-FCH-BA-XX-DR- A-1400 Rev P01 - Proposed Elevation 01, as all received on 26/08/2022), until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- i. a timetable for its implementation, and
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Date: 24th May 2023



Assistant Director of Planning, Transport and
Public Protection Services *RE*

Reason: These details are required due to insufficient information being contained within this submission and in order to reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

22. Prior to the first occupation of the apart-hotel hereby permitted, the sustainable drainage scheme for the site shall be completed in accordance with the approved strategy to be submitted pursuant to condition number 21. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

23. a) No development, barring any demolition works to ground level and any repair works to the 12 roof level gables at 1-15 Queen Victoria Street and 148 Friar Street (as per approved plans: P22018- FCH-BA-XX-DR-A-1140 Rev P01 - Existing Elevation 01; P22018-FCH-BA- XX-DR-A-1450 Rev P01 - Demolition Elevation 01; P22018-FCH-BA-XX-DR- A-1400 Rev P01 - Proposed Elevation 01, as all received on 26/08/2022), shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological field evaluation in accordance with a Written Scheme of Investigation, which has been submitted to and approved in writing by the Local Planning Authority.

b) The results of the evaluation will inform the preparation of a subsequent mitigation strategy which will be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development, barring any demolition works to ground level. The mitigation strategy will provide for:

i) A programme of site investigation and recording, or alternative appropriate mitigation, within the area of archaeological interest. Development will not commence within the area of archaeological interest until the site investigation has been satisfactorily completed in accordance with the approved details.

ii) A programme of post investigation assessment, analysis, publication, dissemination and archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the programme set out in the approved Written Scheme of Investigation.

Reason: The site lies within an area of archaeological potential. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried

Date: 24th May 2023



Assistant Director of Planning, Transport and
Public Protection Services *RE*

remains to be lost and in the interest of protecting the archaeological heritage of the Borough, in accordance with Policies EN1 and EN2 of the Reading Local Plan 2019.

24. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: Thames Water advises that the proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure, in accordance with Policies EN16 and EN18 of the Reading Borough Local Plan 2019.

25. No development, barring any demolition works and any repair works to the 12 roof level gables at 1-15 Queen Victoria Street and 148 Friar Street (as per approved plans: P22018-FCH-BA-XX-DR-A-1140 Rev P01 - Existing Elevation 01; P22018-FCH-BA-XX-DR-A-1450 Rev P01 - Demolition Elevation 01; P22018-FCH-BA-XX-DR-A-1400 Rev P01 - Proposed Elevation 01, as all received on 26/08/2022), shall commence on site until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a. Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;
- b. Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);
- c. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), brown/blue roofs, green roofs, green walls and planter specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
- d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;
- e. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points;

Date: 24th May 2023



Assistant Director of Planning, Transport and
Public Protection Services *RE*

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policies CC7, CR2 and CR3 of the Reading Borough Local Plan 2019.

26. No development shall commence on site, barring any demolition works and any repair works to the 12 roof level gables at 1-15 Queen Victoria Street and 148 Friar Street (as per approved plans: P22018- FCH-BA-XX-DR-A-1140 Rev P01 - Existing Elevation 01; P22018-FCH-BA- XX-DR-A-1450 Rev P01 - Demolition Elevation 01; P22018-FCH-BA-XX-DR- A-1400 Rev P01 - Proposed Elevation 01, as all received on 26/08/2022), until a scheme detailing the locations, elevations, specifications and subsequent maintenance of biodiversity enhancements, including log piles, integral bird nesting and bat roosting features, is submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved scheme prior to the first occupation of the apart-hotel and shall be maintained as such thereafter.

Reason: To incorporate biodiversity enhancements in and around the development and in the absence of sufficient information in this regard being submitted at application stage, in accordance with paragraph 180 of the NPPF (2021) and Policy EN12 of the Reading Borough Local Plan 2019.

27. No development shall commence on site, barring any demolition works and any repair works to the 12 roof level gables at 1-15 Queen Victoria Street and 148 Friar Street (as per approved plans: P22018- FCH-BA-XX-DR-A-1140 Rev P01 - Existing Elevation 01; P22018-FCH-BA- XX-DR-A-1450 Rev P01 - Demolition Elevation 01; P22018-FCH-BA-XX-DR- A-1400 Rev P01 - Proposed Elevation 01, as all received on 26/08/2022), until details of the measures to be incorporated into the development to demonstrate how a full and robust access control strategy will be achieved has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to policies and procedures to identify and manage the access into the courtyard and the operational timings of the gates from Queen Victoria Street. The development shall be carried out in accordance with the approved details

Date: 24th May 2023



Assistant Director of Planning, Transport and
Public Protection Services *RE*

prior to the first occupation of the first use within the relevant building and the approved details shall be retained and maintained as such thereafter.

Reason: To ensure the development can be safely accessed by its intended users, to protect the amenity of future occupiers of the proposed development and in the interests of safeguarding the character and appearance of the buildings and the wider immediate area and in overall terms to reduce the opportunity for crime and the fear of crime through the creation of a safe and secure development in accordance with Policies CC7, CR2 and CR3 of the Reading Borough Local Plan 2019.

28. No development shall commence on site, barring any demolition works and any repair works to the 12 roof level gables at 1-15 Queen Victoria Street and 148 Friar Street (as per approved plans: P22018- FCH-BA-XX-DR-A-1140 Rev P01 - Existing Elevation 01; P22018-FCH-BA- XX-DR-A-1450 Rev P01 - Demolition Elevation 01; P22018-FCH-BA-XX-DR- A-1400 Rev P01 - Proposed Elevation 01, as all received on 26/08/2022), until a CCTV operational requirements study for this development, which shall include detailed plans as to what the role of each camera is, their location and to what standard they will achieve for both public and private realm, and where applicable internal areas of buildings, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first occupation of the first use within the relevant building and the approved details shall be retained and maintained as such thereafter.

Reason: To ensure the development can be safely accessed by its intended users, to protect the amenity of future occupiers of the proposed development and in the interests of safeguarding the character and appearance of the buildings and the wider immediate area and in overall terms to reduce the opportunity for crime and the fear of crime through the creation of a safe and secure development in accordance with Policies CC7, CR2 and CR3 of the Reading Borough Local Plan 2019.

29. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the units identified as 'retail units' 01, 02, 07 and 08 on approved plan P22018-FCH-BA-00-DR-A-1300 Rev P02 - Proposed Ground Floor Plan, as received 02/11/2022 shall be used for Class E (a) (Display or retail sale of goods, other than hot food) use only and for no other purpose (including any other purpose in the same Use Class of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Date: 24th May 2023



Assistant Director of Planning, Transport and
Public Protection Services *RE*

Reason: Another alternative use of these premises which may otherwise be permitted by virtue of the above Orders could be harmful to the overall retail character of the centre in accordance with Policy CR7 of the Reading Borough Local Plan 2019.

30. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the units identified as 'retail units' 03, 04, 05, 06, 09 and 10 on approved plan P22018-FCH-BA-00-DR-A-1300 Rev P02 - Proposed Ground Floor Plan, as received 02/11/2022 shall be used for Class E (a) (Display or retail sale of goods, other than hot food) or Class E (b) (Sale of food and drink for consumption (mostly) on the premises) uses only and for no other purposes (including any other purpose in the same Use Class of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason: Another alternative use of the premises which may otherwise be permitted by virtue of the above Orders could be harmful to the overall retail character of the centre and to accord with the scope of the permission sought, in accordance with Policy CR7 of the Reading Borough Local Plan 2019.

31. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no amalgamation of any part of proposed Queen Victoria Street units 05, 06, 07, 08 or 09 (identified as 'retail units' 05, 06, 07, 08 and 09 on approved plan P22018-FCH-BA-00-DR-A-1300 Rev P02 - Proposed Ground Floor Plan, as received 02/11/2022) hereby approved without the express planning permission from the local planning authority.

Reason: To protect, maintain and enhance the character and important contribution to the diversity of the centre and the overall vitality and viability of the town centre that Queen Victoria Street, characterised by small shop units, plays, in accordance with Policy CR8 of the Reading Borough Local Plan 2019.

32. Any ground floor use, including the ground food and beverage / social space indicated on approved plan P22018-FCH-BA-00-DR-A-1300 Rev P02 - Proposed Ground Floor Plan, as received 02/11/2022, shall not be occupied at any time other than for purposes ancillary to the use as an apart-hotel (Class C1).

Reason: To accord with the terms of the application, and to ensure that separate/wider use of the stated spaces would not detract from the amenities of the area and the character of the locality, in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

Date: 24th May 2023



Assistant Director of Planning, Transport and
Public Protection Services *RE*

33. Any ancillary basement level use, including the basement level gym indicated on approved plan P22018-FCH-BA-B1-DR-A-1306 Rev P01 - Proposed Basement Floor Plan, as received 26/08/2022, shall not be occupied at any time other than for purposes ancillary to the use as an apart-hotel (Class C1), be for use by apart-hotel guests only and not be open to general members of the public.

Reason: To accord with the terms of the application, to prevent over- occupancy of the apart-hotel accommodation which would have a detrimental impact on the amenities of guests and to ensure that separate/wider use of the stated space would not detract from the amenities of the area and the character of the locality, in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

34. The maximum number of apart-hotel rooms within the apart-hotel hereby approved shall not at any time exceed the approved number of 104 rooms, and shall include no fewer than 5 accessible rooms (as per Building Regulations Approved Document M Volume 2) within the approved number of 104 rooms.

Reason: In order to prevent over-occupancy of the apart-hotel accommodation which would have a detrimental impact on the amenities of guests and to ensure that the internal layout of the building provides flexibility for the accessibility of all potential users, in accordance with Policies CC7, CC8 and CR2 of the Reading Borough Local Plan 2019.

35. Notwithstanding the provisions of Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended), the ground floor units hereby approved along Friar Street, Queen Victoria Street and the newly created public courtyard shall retain 'active window displays' along the length of the frontages at ground floor level, without the installation of window vinyls, roller shutters, or similar which would obscure visibility between the public realm and the units during the unit's operating hours.

Reason: in the interests of retaining a vibrant and attractive streetscene, integration with the public realm and improving active surveillance, in line with Policies CC7, OU5, CR2 and CR7 of the Reading Borough Local Plan 2019.

36. Prior to first occupation of the apart-hotel use, full details of all external lighting to be installed within the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and orientation, any hoods/shades, and an isolux contour map to show light spill levels (down to 2 lux if operating between 23:00 and 07:00, or down to 10 lux if operating only between 07:00 and 23:00) and showing neighbouring buildings. The details shall

Date: 24th May 2023



Assistant Director of Planning, Transport and
Public Protection Services *RE*

demonstrate that light levels will not exceed the relevant guidance lux levels specified in the Institute of Lighting Professionals : Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and shall also demonstrate how glare will be controlled. The approved scheme shall thereafter be installed before first apart-hotel use commences and the external lighting shall thereafter be maintained and operated in accordance with the approved details.

Reason: In order to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development in accordance with Policies CC7, CC8 and CR2 of the Reading Borough Local Plan 2019.

37. Prior to the first occupation of the apart-hotel use hereby approved, details of a scheme providing external public art on site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme of public art shall be installed before first occupation of the apart-hotel use of the development and shall thereafter be maintained in accordance with the approved details.

Reason: In order to enhance the appearance, interest and sense of place of the development, in accordance with Policies CC7 and CR2 of the Reading Borough Local Plan 2019.

38. Prior to the first occupation of the apart-hotel hereby permitted an operational management and maintenance strategy for the public courtyard accessed via Queen Victoria Street (as shown on approved plan P22018-FCH-BA-00-DR-A-1300 Rev P02 - Proposed Ground Floor Plan, as received 02/11/2022) shall be submitted to and approved in writing by the Local Planning Authority. The public courtyard shall be managed and maintained in accordance with the approved strategy thereafter.

Reason: To ensure the public courtyard provides an appropriate public space and safeguards the amenity of existing and future occupiers and to protect the general environment in accordance with Policies CC7, CC8, EN16 and CR2 of the Reading Borough Local Plan 2019.

39. Any ground floor level gates or doors hereby permitted which front onto Queen Victoria Street, Friar Street, Fife Court or the public courtyard (as shown on approved plan P22018-FCH-BA-00-DR-A-1300 Rev P02 - Proposed Ground Floor Plan, as received 02/11/2022) shall open inwards away from the highway/street (as appropriate) only.

REASON: In the interests of pedestrian and highways safety in accordance with Policy TR3 of the Reading Borough Local Plan 2019.

40. The public courtyard (accessed via Queen Victoria Street as shown on approved plan P22018-FCH-BA-00-DR-A-1300 Rev P02 - Proposed Ground Floor Plan, as received

Date: 24th May 2023



Assistant Director of Planning, Transport and
Public Protection Services *RE*

02/11/2022) shall not be used by members of the public outside the hours of 07:00 to 23:00 hours on Mondays to Fridays, 07:00 to 00:30 hours on Saturdays and 07:00 to 22:30 hours on Sundays and all Bank Holidays and Statutory Holidays.

Reason: In order to protect local residents, future apart-hotel occupiers and users of the area in general from unreasonable disturbance arising from the use in accordance with Policies CC7, CC8, EN16 and CR6 of the Reading Borough Local Plan 2019.

41. Any Class E (a) (Display or retail sale of goods, other than hot food) use hereby permitted shall not be used by members of the public outside the hours of 07:00 to 23:00 hours on Mondays to Saturdays and 07:00 to 18:00 hours on Sundays and all Bank Holidays and Statutory Holidays.

Reason: In order to protect local residents and users of the area in general from unreasonable disturbance arising from the use in accordance with Policies CC7, CC8, EN16 and CR6 of the Reading Borough Local Plan 2019.

42. Any Class E (b) (Sale of food and drink for consumption (mostly) on the premises) use hereby permitted shall not be used by members of the public outside the hours of 07:00 to 23:30 hours on Mondays to Fridays, 07:00 to 00:30 hours on Saturdays and 10:00 to 22:30 hours on Sundays and all Bank Holidays and Statutory Holidays.

Reason: In order to protect local residents and users of the area in general from unreasonable disturbance arising from the use in accordance with Policies CC7, CC8, EN16 and CR6 of the Reading Borough Local Plan 2019.

43. Any ancillary ground floor use, including the food and beverage and social space indicated on P22018-FCH-BA-00-DR-A-1300 Rev P02 - Proposed Ground Floor Plan, as received 02/11/2022, shall only be open to non-apart-hotel guests between 07:00 - 23:00 hours on Mondays to Fridays, 07:00 to 00:00 hours on Saturdays and 07:00 to 22:00 hours on Sundays and all Bank Holidays and Statutory Holidays.

Reason: In order to prevent over-occupancy of the apart-hotel accommodation which would have a detrimental impact on the amenities of guests and to ensure that the use of the stated space would not detract from the amenities of the wider area and the character of the locality, in accordance with Policies CC7, CC8 and CR2 of the Reading Borough Local Plan 2019.

44. No development, barring any demolition works and any repair works to the 12 roof level gables at 1-15 Queen Victoria Street and 148 Friar Street (as per approved plans: P22018-FCH-BA-XX-DR-A-1140 Rev P01 - Existing Elevation 01; P22018-FCH-BA-XX-DR-A-1450 Rev P01 - Demolition Elevation 01; P22018-FCH-BA-XX-DR-A-1400 Rev P01 - Proposed Elevation 01, as all received on 26/08/2022) and the demolition to ground

Date: 24th May 2023



Assistant Director of Planning, Transport and
Public Protection Services *RE*

level of No 146 Friar Street and inward facing buildings within the application site (as shown on approved plans P22018-FCH-BA-XX- DR-A-1140 Rev P01 - Existing Elevation 01; P22018-FCH-BA-XX-DR-A-1450 Rev P01 - Demolition Elevation 01; P22018-FCH-BA-XX-DR-A-1400 Rev P01 - Proposed Elevation 01, as all received on 26/08/2022) and the demolition to ground level of No 146 Friar Street and inward facing buildings within the application site (as shown on approved plans P2218-FCH-BA-00-DR-A-1320 Rev P01 - Pre Commencement Demolition Ground floor, P22018-FCH-BA-01-DR-A-1321 Rev P01 - Pre Commencement Demolition First floor, P22018-FCH-BA-02-DR-A-1322 Rev P01 - Pre Commencement Demolition Second floor, P22018-FCH-BA-03-DR-A-1323 Rev P01 - Pre Commencement Demolition Third floor, P22018-FCH-BA-B1-DR-A-1324 Rev P01 - Pre Commencement Demolition Basement, P22018-FCH-BA-XX-DR-A-1420 Rev P01 - Pre Commencement Demolition Elevation 01, P22018-FCH-BA-XX-DR-A-1421 Rev P01 - Pre Commencement Demolition Elevation 02, P22018-FCH-BA-XX-DR-A-1422 Rev P01 - Pre Commencement Demolition Elevation 03, as all received on 13/04/2023, and P22018-FCH-BA-XX- DR-A-1520 Rev P01 - Pre-Commencement Demo Section 01, P22018-FCH-BA-XX- DR-A-1521 Rev P01 - Pre-Commencement Demo Section 02, P22018-FCH-BA-XX-DR-A-1522 Rev P01 - Pre-Commencement Demo Section 03, P22018-FCH-BA-XX- DR-A-1523 Rev P01 - Pre-Commencement Demo Section 04, as all received on 10/05/2023), shall commence on site until either a) a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Excellent rating, or b) satisfactory evidence of equivalence, has been submitted to and approved in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

45. Within six months of first occupation of the apart-hotel use hereby approved, either a) a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor, demonstrating that the relevant part of the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in condition 44, or b) satisfactory evidence of equivalence following the approach in condition 44, has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

Date: 24th May 2023



Assistant Director of Planning, Transport and
Public Protection Services *RE*

46. The development shall be carried out in accordance with the energy measures and carbon reductions achieved in the Energy Statement documents hereby approved (Low Zero Carbon (LZC) Study by Troup Bywaters + Anders Ref WA0305-TBA-Q1-XX-RP-N-00003 Revision P02 - dated 14th November 2022; Energy and BREEAM Statement by Troup Bywaters + Anders Ref WA0305-TBA-Q1-XX-RP-N-00002 Revision P04 - dated 14th November 2022; MEP Strategies Report by Troup Bywaters + Anders Ref WA0305-TBA-Q1-XX-RP-N-00001 Revision P04 - dated 14th November 2022; 138-144 and 145-148 Friar Street: TB+A supplementary information in relation to PR6 - Sustainable Design and Construction SPD Section 8.6 Ground-Source and Air-Source Heat Pump by Troup Bywaters + Anders dated and received 01/12/2022; 138-144 and 145-148 Friar Street: TB+A supplementary information in relation to EE2 Baseline energy demand by Troup Bywaters + Anders dated and received 01/12/2022) and be retained and maintained as such thereafter.

Reason: To ensure that the development contributions adequately towards environmental sustainability through energy measures, in accordance with Policies CC3 and CC4 of the Reading Borough Local Plan 2019.

47. Prior to any works associated with the demolition of existing Number 146 Friar Street commencing, a full scheme and all details associated with the repair of all 12 roof level gables at Numbers 1-15 (odd) Queen Victoria Street and Number 148 Friar Street, including a timetable for the reinstatement of all 12 gables, has been submitted to and approved in writing by the Local Planning Authority. The repair works to all 12 gables shall be carried out in accordance with the details approved thereafter.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character, including safeguarding the special architectural and historic interest of listed buildings, in accordance with Policies CC7, EN1, EN6 and CR2 of the Reading Borough Local Plan 2019.

48. No development, barring any demolition works and any repair works to the 12 roof level gables at 1-15 Queen Victoria Street and 148 Friar Street (as per approved plans: P22018-FCH-BA-XX-DR-A-1140 Rev P01 - Existing Elevation 01; P22018-FCH-BA-XX-DR-A-1450 Rev P01 - Demolition Elevation 01; P22018-FCH-BA-XX-DR-A-1400 Rev P01 - Proposed Elevation 01, as all received on 26/08/2022), shall commence until ground floor shopfront details at scale 1:20 (sections and layouts) are submitted to and approved in writing by the Local Planning Authority in relation to a) Friar Street and b) all inner courtyard elevations. The shopfronts shall be carried out and thereafter maintained in accordance with the details approved.

Date: 24th May 2023



Assistant Director of Planning, Transport and
Public Protection Services *RE*

Reason: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character, including the setting of listed buildings, in accordance with Policies CC7, EN1, EN6 and CR2 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.
2. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
3. In terms of servicing, should any proposals necessitate changes to Traffic Regulation Order (TRO), this would require separate approval by the Traffic Management Sub Committee (TSUB) and will be subject to statutory consultation. Given TROs are under separate legislation to the Planning Acts this would be a separate matter and has not subject to assessment as part of this planning application.
4. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning.
5. No advertisement consents are approved as part of this planning permission and you are advised that this permission is granted without prejudice to the possibility of requiring consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended). Where adverts relate to listed buildings, separate Listed Building Consent may be required too.
6. Thames Water based informatives: Please read the Thames Water guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near Thames Water pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am

Date: 24th May 2023



Assistant Director of Planning, Transport and
Public Protection Services *RE*

to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water expect you to demonstrate what measures you will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Thames Water advise there are public sewers crossing or close to your development. If you're planning significant work near Thames Water sewers, it's important that you minimise the risk of damage. Thames Water will need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. You are advised to read the guide working near or diverting Thames Water pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

With regard to surface water drainage, where you propose to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to the Thames Water website.

If you're planning significant works near Thames Water mains (within 3m) Thames Water will need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services Thames Water provide in any other way. You are advised to read the aforementioned guide working near or diverting Thames Water pipes.

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at www.thameswater.co.uk/buildingwater

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.

7. All birds, their nests and eggs, are protected by law. It is a criminal offence (with certain exemptions) to deliberately or recklessly take, damage or destroy the nest of

Date: 24th May 2023



Assistant Director of Planning, Transport and
Public Protection Services *RE*

any wild bird whilst it is in use or being built. The buildings and vegetation on the site are likely to be used by nesting birds and any works to buildings with bird nests or vegetation clearance should take place outside the bird nesting season (March - August inclusive). If this is not practicable areas to be cleared should first be checked for bird nests by an appropriately qualified person. If bird nests are found works that could disturb it must stop until any young have fledged the nest.

8. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted (with a *) to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

9. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is CHARGEABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments. For more information go to:

https://images.reading.gov.uk/2019/12/CIL_Advice_to_Applicants.pdf

10. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:

www.communities.gov.uk/publications/planningandbuilding/partywall

11. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on Building.control@reading.gov.uk OR telephone 0118 9372449 9.00am to 1.00pm Monday to Friday.

12. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached

Date: 24th May 2023



Assistant Director of Planning, Transport and
Public Protection Services *RE*

to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

13. The shell and core stages referenced in condition 4 are clarified as ensuring that all proposed buildings are weather-tight and produces the final external appearance of the intended building, with this also including all new substructure, superstructure (structural frame), new floors, internal loading bearing walls/frame, staircases and full building envelope works (external cladding, windows, external doors, roof) and elements of external site works.

Date: 24th May 2023



Assistant Director of Planning, Transport and
Public Protection Services *RE*

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council 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.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 he 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 in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.