

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

APPLICATION FOR OUTLINE PLANNING PERMISSION

To: DP9 Limited
100 Pall Mall
London
SW1Y 5NQ

Application No: 201532
Application type: Variation of Condition

Applicant: SH Reading Master LLP

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

Outline application under s.73 of the Town & Country Planning Act 1990 with all matters reserved for mixed use redevelopment of Plot E of the Station Hill site and neighbouring Telecom House site (48 to 51 Friar Street & 4 to 20 Garrard Street) to comprise the demolition of existing buildings and erection of new buildings/ structures to provide residential units (Use Class C3), a range of town centre uses, including retail and related uses (Use Class E (a), (b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis)), and leisure uses (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (sui generis)), associated infrastructure, public realm works and ancillary development as permitted by planning permission 190442 granted on 6 December 2019 (as amended).

At: Plot E Friar Street and Garrard Street, Reading, RG1 1DX

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: 22 July 2021



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& Regulatory Services

Application At: Plot E Friar Street & Garrard Street Reading RG1 1DX

Application No: 201532

Application type: Variation of Condition

CONDITIONS & REASONS

1. (PCD) No development (except demolition) shall be commenced until detailed plans/sections, elevations and other relevant supporting material have been submitted to and approved by the Local Planning Authority in respect of:

A. Means of Access for vehicles, cycles and pedestrians including details of the positioning and treatment of access and circulation routes and the position and layout of parking and servicing areas

B. The Scale of buildings

C. The Layout of buildings, routes and open spaces

D. The Appearance of buildings including details in respect of architecture, materials, decoration, lighting, colour and texture, and

E. Landscaping, to include:

i) details of hard and soft landscaping works, boundary treatment and or means of enclosure;

ii) details of planting in respect of trees, shrubs, ground area (including grasses) and climbers

iii) details (including colours) of materials to be used on paved areas and other hard surfaces and details of all external flooring materials and drainage;

iv) street furniture, signage, lighting;

v) any features of artwork;

F. The internal layout and Use of all buildings.

The development shall not be carried out nor used except in accordance with and for the purposes set out in the detailed plans/sections, elevations and other relevant supporting material approved pursuant to this condition.

Reason: To ensure a satisfactory form of development and in accordance with the provisions of Article 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015

2. All applications for Approval of Reserved Matters shall be made not later than 9 January 2022.

Reason: as this planning permission has been granted as a variation to planning permission 190442 and to ensure that the planning permissions proceed in a coordinated manner.

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3. (i) All applications for approval of Reserved Matters shall be in accordance with the following documents:

(a) Plot E and Telecom House Design Codes updated March 2019 by CRTKL Architects as set out in Chapter 8 of the submitted document 'Station Hill Reading Plots E & F Design and Access Statement', October 2020);

(b) Parameter Plans as listed in Condition 5; and

shall be in general accordance with all other parts of the submitted document "Station Hill Reading Plots E & F Design and Access Statement (October 2020).

Reason: (a) to ensure a suitable form of development is provided in accordance with the submitted documents/supporting information, within the subsequent Reserved Matters applications; and (b) to ensure that development achieves a high standard of design in relation to the surrounding public realm, the settings of Heritage Assets and the character of the area; and (c) to clarify which plans, drawings and documents have been approved.

4. The development hereby permitted shall be commenced before the expiration of three years from the date of approval of the last reserved matter.

Reason: to prevent an accumulation of unimplemented planning permissions and as this planning permission has been granted as a variation to planning permission 190442.

5. The development hereby permitted shall be carried out in accordance with the following approved plans, and the Reserved Matters approved under Condition 1, and any other details as may be approved under these conditions, and conditions pursuant to the approval of the Reserved Matters:

SHR - CRL - SB - ZZ - PL- A - 100-112- P50 Building Parameters - Plot E - Building Plots dated 30 September 2020

SHR - CRL - SB - ZZ - PL - A - 100-115- P51 Building Parameters Plot E Ground Floor Uses dated 19 February 2021

SHR - CRL - SB - ZZ - PL- A - 100-006S- P50 Plot E Proposed Site Plan dated 10 February 2021 (with steps)

Site - Plot E - Location Plan SHR-CRL-SB-ZZ-PL-A-100-002 P11 dated 28/6/19

Site - Plot E Existing Site Plan SHR-CRL-SB-ZZ-PL-A-100-004 P11 dated 28/6/19

Site - Plot E Proposed Site Plan SHR-CRL-SB-ZZ-PL-A-100-006 P11 dated 28/6/19

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Site - Plot E Topography SHR-CRL-SB-ZZ-PL-A-100-008 P11 dated 28/6/19

Building Parameters - Plot E - Application Boundary SHR-CRL-SB-ZZ-PL-A-100-003 P10 dated 15 March 2019

Building Parameters - Plot E - Demolition and Retained Buildings SHR-CRL-SB-ZZ-PL-A-100-111 P10 dated 15 March 2019

Building Parameters - Plot E - Public Realm SHR-CRL-SB-ZZ-PL-A-100-111 P10 dated 15 March 2019

Building Parameters - Plot E - Access Routes SHR-CRL-SB-ZZ-PL-A-100-112 P11 dated 2 July 2019

Building Parameters - Plot E - Upper Floor Uses SHR-CRL-SB-ZZ-PL-A-100-114 P10 dated 15 March 2019

Air Quality Assessment WIE14788-100-R-24.1.2-AQ dated January 2020

Briefing Note ref. WIE14788-106-BN-24.3.1.AQ dated 15 June 2020

EMP ref. BO-MID-EM-XX-FM-Z-0001_S1_C04, Rev: C08, dated 13 May 2020, received 14 May 2020.

Traffic Management & Logistics Plan RN: BO-JRLG-SM-HSP-PD-Z-0036 Rev.C06, received 15 July 2020

Logistics Plan Drawing No.04 - Rev.J dated 2 June 2020

Health and Safety Plan Rev. C11 - RN: BO-JRLG-SM-HSP-PL-Z-0001 dated 23 April 2020 (as per 192043/APC)

Ground Gas Assessment - Station Hill South Site Reading, ref. L1620004716_03 dated 22 February 2020;

Figure A (Figure A: Gas Monitoring Locations) Issue 1 by Ramboll, received 20 March 2020 and associated email from Ramboll, received 19 March 2020;

Ground Investigation Report SHR-RAM-SB-XX-RP-G-00016 Revision C03 dated 26 February 2020

Ground Investigation Report SHR-RAM-SB-XX-RP-G-00016 Revision C03 dated 26 February 2020;

Factual Report on Ground Investigation ref. 34769 1of1 - C dated 26 February 2019

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Figure B (Figure B: Soil Analysis Plan) Issue 1 by Ramboll, received 20 March 2020 and associated email from Ramboll, received 19 March 2020.

Written Scheme of Investigation for Archaeological Evaluation: Plots E and F' ref. WIE114788-103-R-19-3-1-2-WSI, Fourth Issue dated November 2019, received 3 January 2020

SHR-RAM-XX-RP-C-000003 Rev. P02- Phase 1 Drainage Strategy and SuDS Report dated 6th October 2020. As amended by SHR-RAM-ZZ-GF-DR-C-00133 P02 Block E & F Proposed Surface Water Permavoid Layout Sheet 2of2 dated 23 February 2021

Supplementary Memo by Ramboll ref. 1620004716 dated 12 June 2020

Phasing Strategy and Site Coordinates Plan SHR - CRL - SW - ZZ - DR - A -01 - 1004 - P2 dated 16 August 2019, both received 8 January 2020.

Reason: to clarify which plans are approved and in the interests of proper planning.

6. The total amount of development hereby permitted by this planning permission and within the site shall be as follows and shall not exceed at any time:

(a) Retail (Use Class E (a),(b) and (c); Drinking establishments (*sui generis*) and Hot food takeaways (*sui generis*)): 7,000 m² Gross External Area (GEA)

(b) Leisure (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (*sui generis*)): 1,000 m² (GEA)

(c) Residential (Use Class C3): 35,241 m² (GEA) (415 no. dwellings)

(d) Office: 1000 m² (GEA)

(e) Car Parking Spaces: 170 spaces

(f) Back of House 1,257 m² (GEA)

The following shall apply to the interpretation of this Condition:

(i) Floorspace figures exclude roof top and basement plant

(ii) The public realm may additionally include small retail kiosks (Use Class E (a),(b) and (c); Drinking establishments (*sui generis*) and Hot food takeaways (*sui generis*)), which in total shall not exceed 10% of the approved retail floorspace.

Reason: (a) to ensure that the development is carried out in accordance with the approved details; and (b) to ensure that the amount of floorspace is consistent with the parameters assessed in the Environmental Statement.

Policies: CC6, H1, TR1, RL2, CR11, CR1, CR4, TR3.

7. The ground floors of each Plot shall have active frontages as shown on the approved Parameter Plans (see Condition 5 above). For the purpose of this condition, an 'active frontage' means that a minimum of 75% of the defined frontage length shall comprise either shopfronts, office lobby areas or residential lobby areas and be predominantly glazed.

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Reason: to provide an active ground floor level, in the interests of creating vitality in the streetscene, and to provide natural surveillance.

Policies: CC7, CR7

8. The development hereby approved shall not be carried out otherwise than in accordance with the with Phasing Strategy and Site Coordinates Plan SHR - CRL - SW - ZZ - DR - A -01 - 1004 - P2 dated 16 August 2019, both received 8 January 2020.

Reason: to ensure that development is carried out in an orderly and coordinated manner and has minimum impact on existing residents of and occupiers of properties adjoining the development.

Policies: EN16, CR11, CC8, TR3

9. Notwithstanding Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no telecommunications equipment permitted by Part 16 (masts, aerials, antennas, cabins, dishes, etc.) shall be installed or otherwise provided on any building within the development.

Reason: (a) as no details have been supplied in this outline application (b) to ensure that any such equipment is necessary and integrated successfully within the design of the development and (c) in the interests of residential/visual amenity.

Policies: CC7, CR10

10. The development hereby approved shall not be carried out except in accordance with the following approved drainage details, subject to any changes required to accommodate the landscaping Reserved Matters. All approved drainage shall be provided prior to first occupation of the development except where the approved details indicate otherwise:

SHR-RAM-XX-RP-C-000003 Rev. P02- Phase 1 Drainage Strategy and SuDS Report dated 6th October 2020. As amended by SHR-RAM-ZZ-GF-DR-C-00133 P02 Block E & F Proposed Surface Water Permavoid Layout Sheet 2of2 dated 23 February 2021

Supplementary Memo by Ramboll ref. 1620004716 dated 12 June 2020

Once provided, the approved drainage shall be maintained as such at all times thereafter.

Reason: In the interests of sustainable drainage and to manage flood risk.

Policies: CC7, EN14, CR3

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11. Not less than 1,000 sq.m. (gross external area) retail (Use Class E (a),(b) and (c)); Drinking establishments (sui generis) and/or Hot food takeaway (sui generis) floorspace shall be provided within the Plot E/Telecom House application site hereby approved and the development shall be maintained as such at all times thereafter.

Reason: to ensure a suitable retail presence within the active frontage and to ensure a suitable use mix in this Plot.

Policies: CC7, CR11, CR7

12. (a) Concurrently with the submission of Reserved Matters for any buildings, a report demonstrating that those buildings will not cause undue interference to television and radio (and other broadcasting services) reception shall be submitted to and approved in writing by the Local Planning Authority.

(b) If such a scheme does indicate undue interference, the report shall also set out the mitigation measures required.

(c) The development of the relevant Plot(s) shall thereafter be carried out, retained and maintained in accordance with the approved mitigation measures save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

Reason: in order to ensure that broadcast signals are not adversely affected by the development of these tall buildings.

Policies: CC7, CC8

13. Concurrently with the submission of Reserved Matters for any buildings, plans and details of building maintenance and cleaning systems in respect of the building(s) shall be submitted to and approved in writing by the Local Planning Authority (to the extent relevant to the subject matter of that Reserved Matters application). The plans and details shall include all related plant, screens, rails, cradles, building maintenance units and other associated equipment and how these aspects, where applicable, will be integrated within the relevant building(s). The development of the relevant building(s) shall thereafter only be undertaken in accordance with the approved details.

Reason: as no details have been submitted and in the interests of the architecture and design of the development.

Policies: CC7, CR10

14. [DELETED]

15. Concurrently with the submission of Reserved Matters, details of the residential numbers, mix, size of units and tenure (both for open market and affordable dwellings) shall be

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submitted and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure appropriate residential accommodation is provided.

Policies: H2, CR6, H2, H3

16. Concurrently with the submission of Reserved Matters in respect of Scale and/or Layout, a minimum 20 metres face-to-face building separation distance (not including balconies) shall be achieved, in accordance with the Parameter Plans approved under Condition 5 above.

Reason: To ensure adequate levels of light and privacy in the interests of the amenity of future occupiers.

Policies: CC7, CR11, CR2, CR6, CR10, CR3, CC8

17. Concurrently with the submission of Reserved Matters in respect of Layout as required by condition 1, plans showing room layouts and window dimensions/positions for all rooms and a report demonstrating the degree of compliance with the Average Daylight Factor and Annual Probable Daylight Hours recommendations in the British Standard, BS8206 Part 2 as amended by Site Layout Planning for Daylight and Sunlight (BRE), together with any mitigation measures required shall be submitted to and approved in writing by the Local Planning Authority. No development shall be constructed except in accordance with the approved details.

Reason: to ensure that this permission delivers satisfactory levels of daylight and sunlight to the dwellings, in the interests of the amenity of the occupiers.

Policies: CC7, CC8

18. Concurrently with the submission of Reserved Matters in respect of Access, Scale, Layout, Appearance or Landscaping, wind tunnel testing shall be undertaken and a report recommending mitigation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, there shall be no first public use of the public realm, or first Occupation of any building until the relevant wind/microclimate mitigation (in the form of landscaping, canopies or other structures, as may be required) has been planted/installed in accordance with the mitigation report. The wind/microclimate mitigation measures shall be retained and maintained as approved thereafter.

Reason: to ensure pedestrian and cyclist safety and comfort within the public realm areas of each Plot.

Policies: CC7, EN16, CR3

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19. (PCD) Notwithstanding the submitted Energy Strategy dated 14 March 2019 no development shall be commenced within the site (except demolition) until details of the sustainability/environmental performance measures have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate that:

i) for the residential element of the site (through a Design Stage Standard Assessment Procedure (SAP) Assessment), all approved dwellings within the site shall achieve a minimum of a 35% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition) when using “SAP10” carbon factors (0.233kg/kwh); and
ii) all non-residential floorspace within the Site shall achieve a BREEAM Very Good rating with a minimum of 62.5 points. The development of each Plot shall thereafter be carried out and retained and maintained in accordance with the approved details of the sustainability/environmental performance.

Reason: to ensure an adequate standard of environmental sustainability in conjunction with other measures secured under this permission.

Policies: CC2, H5, CC3, CC4

20. No later than three months following first occupation of any non-residential floorspace within the development hereby approved, or in accordance with a timetable that shall have been approved in writing by the Local Planning Authority prior to first occupation of any non-residential floorspace, a copy of a Final BREEAM Certificate for that floorspace, (in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor), shall be submitted to the Local Planning Authority. The certificate shall demonstrate that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate submitted pursuant to condition 19 attached to this permission.

Reason: to ensure an adequate standard of environmental sustainability in conjunction with other measures secured under this permission.

Policies: CC2, CC3, CC4

21. [DELETED]

22. Each application for the approval of Reserved Matters shall be accompanied by details of habitat mitigation works. The details shall include a report detailing the following habitat mitigation works which shall be submitted to and approved in writing by the Local Planning Authority under the Reserved Matters approval:

A. locations and specification for bird nesting habitats for Black Redstarts, Swifts, and where the Local Planning Authority deems appropriate, Peregrine Falcons.

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B. specifications for green roofs and brown roofs (to be a minimum area of 25% of each Plot's roof area in the development), including their method of construction and landscaping on-going management for five years; and

C. details of the ground level planting scheme (demonstrating how it has been designed to maximise its benefit to wildlife within the context of the scheme).

The approved habitat mitigation works shall be provided prior to first Occupation of the relevant building/Plot and retained and maintained as approved at all times thereafter.

Reason: to ensure that a habitat which would be designed specifically for these birds is created/re-provided for within the development, in the interests of biodiversity.

Policies: EN12, EN14

23. The approved cycle parking spaces pursuant to Condition 1 above shall be provided prior to first occupation of any part of the development, or in accordance with a timetable that shall have been agreed with the Local Planning Authority before first occupation of any part of the building. The cycle parking spaces shall be retained as approved and kept available for cycle parking at all times thereafter.

Reason: to ensure that the development is provided with adequate cycle parking facilities in the interests of sustainable transport and the amenity of future occupiers.

Policies: TR1, TR5

24. [DELETED]

25. No development of the site shall take place except in accordance with the approved Written Scheme of Investigation for Archaeological Evaluation: Plots E and F' ref. WIE114788-103-R-19-3-1-2-WSI, Fourth Issue dated November 2019, received 3 January 2020

Reason: in the interests of protecting the archaeological heritage of the Borough.

Policies: EN1, EN2.

26. No uncontrolled infiltration of surface water drainage into the ground shall occur, other than as approved by this permission, or as approved by details that shall have been submitted prior to commencement (except demolition), unless the Local Planning Authority approves any variation(s) to the approved details.

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Reason: as the site investigation required under Conditions 27, 28 and 30 of this planning permission may indicate areas where such filtration is not acceptable and in order to ensure that there is no resultant unacceptable risk to controlled waters/groundwater quality.

Policy EN16

27. (a) The Development hereby approved shall not be carried out except in accordance with Ground Investigation Report SHR-RAM-SB-XX-RP-G-00016 Revision C03 dated 26 February 2020; Factual Report on Ground Investigation ref. 34769 1of1 - C dated 26 February 2019 and Figure B (Figure B: Soil Analysis Plan) Issue 1 by Ramboll, received 20 March 2020 and associated email from Ramboll, received 19 March 2020.

(b) No part of the development hereby approved shall be first Occupied until a verification report has been submitted to and approved in writing by the Local Planning Authority demonstrating that the works set out in the remediation strategy in (a) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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

Following that 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 to and approved in writing by the Local Planning Authority. The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme, a validation report shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter only be undertaken in accordance with the approved details in (a)-(c) above, as relevant, save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

Reason: the submitted Environment Statement requires an intrusive site investigation which is in part related to previous potential contaminative uses of the site which have the potential to pollute soils and groundwater.

Policy EN16.

28. No building within the development hereby approved shall be first occupied until approved ground gas mitigation Scheme comprising Ground Gas Assessment - Station Hill South Site Reading, ref. L1620004716_03 dated 22 February 2020; Figure A (Figure A: Gas Monitoring Locations) Issue 1 by Ramboll, received 20 March 2020 and associated email from Ramboll, received 19 March 2020; and Ground Investigation Report SHR-RAM-SB-XX-RP-G-

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00016 Revision C03 dated 26 February 2020, has been fully implemented (save to the extent that the Local Planning Authority approves any variation(s) to the approved Scheme). The approved Scheme shall be retained and maintained at all times thereafter.

Reason: to ensure that the details of the development are satisfactory to prevent the adverse effects of landfill gas, which could be a danger to the occupiers of the development.
Policy EN16.

29. The foundation design for all buildings within the site shall be in accordance with the following approved details:

Foundation Works Risk Assessment SHR-RAM-SB-XX-RP-G-000017 C02 dated 4 December 2020
SHR-RMB-BN-FN-DR-S-03-000500 P02, South Site Pile General Arrangement dated 2 November 2020
SHR-RMB-ZZ-FN-DR-S-31-000411 P02, South Site Pile Schedule Sheet 01 dated 2 November 2020
SHR-RMB-ZZ-FN-DR-S-31-000412 P02, South Site Pile Schedule Sheet 02 dated 2 November 2020
SHR-RMB-ZZ-FN-DR-S-31-000413 P02, South Site Pile Schedule Sheet 03 dated 2 November 2020
SHR-RMB-ZZ-FN-DR-S-31-000414 P02, South Site Pile Schedule Sheet 04 dated 2 November 2020
SHR-RMB-ZZ-FN-DR-S-31-000415 P02, South Site Pile Schedule Sheet 05 dated 2 November 2020
SHR-RMB-ZZ-FN-DR-S-31-000416 P02, South Site Pile Schedule Sheet 06 dated 2 November 2020
SHR-RMB-ZZ-FN-DR-S-31-000417 P02, South Site Pile Schedule Sheet 07 dated 2 November 2020
SHR-RMB-ZZ-FN-DR-S-31-000418 P01, South Site Pile Schedule Sheet 08 dated 2 November 2020

Reason: In the interests of groundwater quality.
Policy EN16

30. [DELETED - repetition of Condition 10]

31. No demolition or site clearance shall take place within the bird nesting season (mid-February to mid-September inclusive). If clearance during the bird-breeding season cannot reasonably be avoided, a suitably qualified ecologist shall resurvey the areas within and adjacent to the site immediately prior to clearance within the site and advise whether nesting birds are present. If active nests are recorded, no works that could disturb the nest shall proceed until all young have fledged the nest and if a nest of a Peregrine Falcon, Swift

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or Black Redstart is found, all works of demolition or site clearance which could disturb the nest must cease until a method statement for undertaking the works on the Plot has been agreed with the Local Planning Authority. The works shall only be undertaken in accordance with the approved method statement, unless the Local Planning Authority approves any variation in writing.

Reason: to minimise the impact of the development on rare/protected bird species.
Policy EN12

32. (PC) No demolition shall take place within the site until a Demolition Management Statement (DMS) has been submitted to and approved in writing by the Local Planning Authority, unless an alternative permission for that demolition has been granted by the Local Planning Authority. The DMS shall include:

- A. The parking of vehicles and site operatives and visitors, to be shown on a Plan not less than 1:500 and to include the total amount of parked vehicles;
- B. Loading and unloading of plant and materials used in demolition of the development: areas to be shown on a plan not less than 1:500;
- C. Storage of plant and materials used in demolition of the development: areas to be shown on a plan not less than 1:500;
- D. The erection and maintenance of security hoarding (including decorative displays/murals/scaffolding if required);
- E. Wheel washing facilities;
- F. Measures on-site to control the deposition of dirt/mud on surrounding roads during demolition;
- G. Footpath Closures/Road Closures needed during demolition;
- H. Traffic Management needed during demolition;
- I. Times, routes and means of access into and from the site for demolition vehicle traffic and delivery vehicles (including the removal of any associated demolition waste from the site and methods of preventing deposition of materials on the public highway);
- J. A commitment to regular meetings with the RBC Streetworks Co-ordinator;
- K. A dust mitigation and monitoring scheme during demolition phases;
- L. Controls on timing of operations (to include quiet periods);
- M. External lighting;
- N. A scheme for recycling/disposing of waste resulting from the demolition works;
- O. Confirmation of external treatments (cleaning, render/brick repairs, graffiti removal, window and security measures) for any building within the site which has not been demolished within one year after the first building on site has been demolished;
- P. Measures to control vermin during demolition works including capping off redundant below ground sewers and other services.

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The approved DMS shall be adhered to throughout the development hereby permitted unless prior agreement has been received in writing from the Local Planning Authority.

Reason: in the interests of safety, dust and noise control, protecting the amenity of local land uses, neighbouring residents and highway safety/congestion.

Policies: EN16, EN17, CC8, TR3, EN15

33. The development hereby approved shall not be carried out except in accordance with the approved Construction Management Statement comprising:

Traffic Management & Logistics Plan RN: BO-JRLG-SM-HSP-PD-Z-0036 Rev.C06, received 15 July 2020

Logistics Plan Drawing No.04 - Rev.J dated 2 June 2020

Health and Safety Plan Rev. C11 - RN: BO-JRLG-SM-HSP-PL-Z-0001 dated 23 April 2020.

Reason: in the interests of safety, dust and noise control, protecting the amenity of local land uses, neighbouring residents and highway safety/congestion.

Policies: EN16, EN17, CC8, TR3, EN15

34. Each application for Reserved Matters relating to Layout shall include the location and floorspace of Back of House facilities and describe the function of these areas. The Back-of-House areas shall thereafter remain ancillary to the approved development.

Reason: to enable the Local Planning Authority to control the use of such spaces, in the interests of ensuring uses are compatible and do not cause unacceptable disturbance and to control the intensity of use of the site.

Policies: CR11, H7, EN16, CC8, TR3

35. The development hereby approved shall not be carried out except in accordance with Environmental Management Plan (EMP) comprising:

EMP ref. BO-MID-EM-XX-FM-Z-0001_S1_C04, Rev: C08, dated 13 May 2020, received 14 May 2020.

Reason: to ensure that the redevelopment of each Plot is undertaken in a way which minimises disturbance to residents and occupiers of other Plots within the development and surrounding existing residential and commercial land uses.

Policies: EN16, EN17, CC8, EN15

36. (PCD) No development (except demolition and groundworks) shall commence until a Security/Anti-Crime Management Plan for the site, in accordance with the 'Secured By Design' standard has been submitted to and approved in writing by the Local Planning Authority. The Security/Anti-Crime Management Plan for the site shall include:

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- A. Laminated external glazing, with an emphasis on proximity to public realm
- B. Emergency vehicle access (physical barriers and management)
- C. Hostile vehicle mitigation measures
- D. Location, surveillance and management of ATM cash-point and public toilet provision (if relevant).
- E. Safe movement on shared surfaces such as Garrard Street
- F. Policy regarding provision, location and management of litter bins
- G. Defined extent of external café seating areas and alcohol-free zone status to include areas outside of defined external café seating areas.
- H. Management of large crowds, i.e. Reading football and pop festival events
- I. Appropriate robustness, safety and security of public art, water features and other potential targets for anti-social behaviour
- J. Close liaison with other stakeholders and partner agencies in the preparation of operational requirements covering the use and technical compatibility for CCTV and patrolling of public areas including the proposed retail arcade and after retail hours
- K. Secure (including visually-verified) access control arrangements for residential entrances and car parks, including secure mail delivery
- L. The development to secure Secured by Design and Safer Parking Scheme compliance and certification.
- M. Preparation of a comprehensive lighting strategy
- N. Measures within the public realm to discourage anti-social behaviour, such as street drinking and skateboarding.
- O. Lift access control and measures to ensure appropriate compartmentation between and across floors.

The approved measures within the Security/Anti-Crime Management Plan shall be implemented before any building within the site are Occupied, or any public space within the site is first used by the public (as appropriate), or in accordance with a timetable that shall first have been approved in writing by the Local Planning Authority, save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

Reason: to reduce the opportunity for crime and the fear of crime through the creation of a safe and secure development which is overlooked, inviting and which also reduces opportunities for major security incidents.

Policies: CC7, CR11, CR3

37. The Landscaping, Access and Layout Reserved Matters shall include accessibility details which shall set out proposals for ensuring that all persons, including disabled persons, and those with pushchairs, can negotiate the change in levels between the Friars Walk public realm and Garrard Street. The development shall thereafter be constructed and retained only in accordance with the approved details.

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Reason: as there are considerable changes in levels and to ensure that the public space is suitably accessible.

Policies: CC7, CR10

38. No part of the development hereby approved shall be first Occupied until a scheme for the connection and potential improvements to the existing water supply, drainage and sewerage systems in respect of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved, unless the Local Planning Authority approves any variation to the approved details. Furthermore, no Occupation of buildings or public realm approved by this permission on any Plot shall occur until the approved scheme for improvements of the existing water/sewage system has been completed, unless the Local Planning Authority approves any variation to the approved details.

The development shall be retained and operated only in accordance with the approved scheme at all times thereafter.

Reason: to ensure that suitable capacity is provided within water, drainage and sewerage infrastructure.

Policy: EN16

39. No residential dwellings shall be Occupied until the Council has been notified in writing of the full postal addresses of all dwellings within the site. Such notification shall be addressed to the Planning Manager, Reading Borough Council, Floor 1, Civic Offices, Bridge Street, Reading, RG1 2LU, quoting the planning application reference specified in this Decision Notice.

Reason: in order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential units hereby approved and ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on- street car parking in the area.

Policy: TR5

40. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential units hereby approved, the prospective occupier/transferee shall be informed of the prohibition on entitlement to an on-street car parking permit. All material utilised for advertising or marketing the residential units for letting or sale shall make it clear to prospective tenants and occupiers that no parking permit will be issued by the Council to occupiers of the residential units.

Reason: in order that the prospective occupiers are made aware of the fact that they will not be entitled to an on-street car parking permit, in the interests of the proper management of

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parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street car parking in the Central Reading area.

Policy TR5

41. All private amenity areas (including balconies), and communal amenity areas, shown on the approved drawings shall be provided prior to first occupation of any dwelling, or in accordance with a timetable for phased provision that shall have been approved in writing by the Local Planning Authority prior to first occupation of any dwelling. All amenity areas shall be retained and maintained as approved for the use of occupiers of the related dwellings at all times thereafter.

Reason: to ensure a satisfactory standard of amenity space is provided for the residents of the residential dwellings.

Policies: CR6, CC8, H10.

42. (PCD) The development hereby approved shall not be commenced (except demolition and construction to first floor slab level) until details of a sound attenuation scheme informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved in writing by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014 and do not exceed 45dB LAmax for bedrooms within any dwelling. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded. The development shall not be carried out other than in accordance with the approved scheme which shall be completed before the building to which it relates is first occupied, unless the Local Planning Authority otherwise agrees in writing. The scheme shall be retained and maintained as approved at all times thereafter.

Reason: to protect the amenity of residents of the proposed properties from surrounding noise sources.

Policies: EN16, CC8

43. No commercial uses within the development hereby approved shall be first Occupied until details of how service vehicle hours/waste arrangements are to be managed have been submitted to and approved in writing by the Local Planning Authority. Commercial servicing

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for the development shall take place in accordance with the approved details, save to the extent that the Local Planning Authority approves any variation(s) to the approved details.
Reason: to ensure that residents are not adversely affected by delivery noise and in the interests of the safety and convenience of all highway users.

Policies: EN16, CC8, TR3

44. Notwithstanding Condition 43 above, no commercial deliveries/waste management operations shall occur outside the following hours: 0800-2200 hours Mondays-Saturdays and 1000-1800 hours on Sundays and Bank/other holidays.

Reason: to protect the amenities of residential properties within and adjacent to the development from disturbance from servicing.

Policies: EN16, CC8, TR3

45. No non-residential floorspace shall be first occupied until details of the proposed hours of use of all non-residential units have been submitted to and approved in writing by the Local Planning Authority. The development shall be retained and operated only in accordance with the approved details at all times thereafter.

Reason: in the interests of residential amenity of the occupiers of the residential dwellings within the site and other neighbouring residential properties.

Policies: EN16, CC8

46. [DELETED]

47. No building shall be first-Occupied until details of all proposed external lighting for the visual enhancement, and safe functioning, of all buildings and public realm within the site have been submitted to and approved in writing by the Local Planning Authority. The details shall include details of visual effects, lamps, cowls, height, and luminance/lux levels and lighting times, together with a timetable for provision. The lighting shall be installed, maintained and operated in accordance with the approved details and timetable, unless the Local Planning Authority approves any variation(s) to the approved details

Reason: in the interests of the amenities of the development, minimising general light pollution, safety in the public realm and residential amenity.

Policies: CC7, EN16, CR3, CC8

48. No mechanical plant, including kitchen extraction plant, shall be installed at any time until a noise assessment of the proposed mechanical plant has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be carried out in accordance with BS4142:2014 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-

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sensitive facade shall be at least 10dB 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 adjoining residential properties and premises and the wider area.

Policies: EN16, EN17

49. No flues, extraction or ventilation equipment shall be installed at any time until an Odour Risk Assessment and full details of the equipment have been submitted to and approved in writing by the Local Planning Authority. The details shall include height and location of all external chimneys/other plant, noise specifications, odour and smoke control equipment, and maintenance plans and schedules. The equipment shall not be installed except in accordance with the approved details and shall be retained and maintained as approved at all times thereafter.

Reason: to protect the amenity of neighbouring residents and occupiers of the development.

Policies: CC7, EN16, CR10, CC8

50. No building within Plot E shall be first Occupied until the relevant vehicular access(es) (the zone for which is shown on Parameter Plan SHR - CRL - SB - ZZ - PL- A - 100-112- P11) has (have) been constructed in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.

Reason: in the interests of road safety.

Policies: TR1, TR3

51. No building within Plot E shall be first Occupied until all hard and soft landscaping Works have been carried out in accordance with the details approved pursuant to this permission and the Reserved Matters approved pursuant to this permission; or in accordance with a timetable that shall have been agreed approved in writing by the Local Planning Authority before first occupation of the building. The Works shall specifically include all public steps and other pedestrian routes linking Friars Walk and Garrard St, to be provided as shown on the approved drawings.

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Reason: To ensure an appropriate standard of landscaping and public realm in the interests of the character of the area and the amenity of users of the site.

Policies CC7, CC7, EN14, CR11, CR2, CR3

52. Except where the bridge across Garrard Street is to be provided instead of the public steps linking Friars Walk and Garrard Street: No building within Plot E shall be first Occupied until details of a ramp to assist in cycles being wheeled up and down the public steps linking Friars Walk and Garrard St have been submitted to and approved in writing by the Local Planning Authority. The ramp shall be provided in accordance with the approved details before the building is first occupied, or in accordance with a timetable that shall have been approved in writing by the Local Planning Authority before the building is first occupied, and retained and maintained as such at all times thereafter.

Reason: to ensure appropriate north-south permeability for cyclists.

Policies TR1, TR4, CR11

53. A Strategy demonstrating an integrated approach to the provision and improvement by the developer of cycling routes and other facilities, within and surrounding the wider Station Hill site, to form the basis of future development proposals, shall be submitted to the Local Planning Authority for approval concurrently with the submission of any Reserved Matters. The development shall be carried out in accordance with the approved strategy at all times thereafter except where details approved pursuant to this permission indicate otherwise.

Reason: To ensure that cycling is given proper consideration at a suitably early stage in the development of the allocated Station Hill development sites.

Policies TR1, TR4, CR11

54. No residential floorspace within the development hereby permitted shall be first-occupied, or part thereof in accordance with a timetable for phased provision where approved in writing by the Local Planning Authority prior to first occupation, until written documentary evidence has been submitted to, and approved in writing by, the Local Planning Authority demonstrating that the floorspace has achieved a minimum of a 35% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition) when using "SAP10" carbon factors (0.233kg/kwh). Such evidence shall be in the form of an As Built Standard Assessment Procedure, produced by an accredited energy assessor.

Reason: to ensure an adequate standard of environmental sustainability in conjunction with other measures secured under this permission.

Policies: CC2, H5

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55. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission.

Policy: CC8

56. Notwithstanding the approved Design Codes (Condition 3), the design codes shall not prohibit the use of coloured cladding on any building.

Reason: This is an overly restrictive element of the Codes.

Policy CC7, CR11, CR10

57. No part of the development hereby approved shall be first Occupied until a landscaping management plan, including long term objectives, management responsibilities and maintenance schedules for all landscaped areas has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved at all times thereafter.

Reason: to ensure the long term management and maintenance of landscaped areas on the site.

Policies CC7, EN38, CR11, CR2, CR3.

58. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: in the interests of the character and appearance of the new development.

Policies: CC7, EN38, CR11, CR2, CR3.

59. No building within the site shall be first occupied until details of refuse and recycling bin store(s) for that building have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin store(s). 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 building, or in accordance with a timetable that shall first have been approved in writing by the Local Planning Authority, and shall not be used for any purpose other than bin storage at all times thereafter.

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Reason. To ensure that adequate provision is made for the storage and collection of refuse.
Policies CC5, TR3

60. No gym use (Class E, or ancillary to other use) shall be commenced until a detailed Scheme to control airborne and structure borne noise resulting from the gym use, to include a floating floor, or such other mitigation as may be deemed necessary by the Local Planning Authority, has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall be implemented as approved before the gym use is commenced and retained and maintained as such at all times thereafter.

Reason. To adequately control noise specifically associated with gym uses in the interests of the amenity of surrounding residents and other users of the site.
Policies CC8, EN16, EN17, CR10

61. No building shall be first Occupied until a Signage Strategy for that building has been submitted to and approved in writing by the Local Planning Authority. No signage shall be provided otherwise than in accordance with the approved Strategy at any time thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a coordinated approach to securing appropriately designed signage in the interests of the appearance of the development and the visual amenity of the surrounding area.
Policies CC7, CR11, CR2, OU4.

62. (PCD) (i) Details and samples of the types of materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted for approval concurrently with the submission of details pursuant to the Appearance Reserved Matter.

(ii) No development shall take place (except demolition, groundworks, and internal framework where this does not form part of the external surfaces of the development) until full details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted, including hard surfacing and other hard landscaping materials, have been submitted to and approved in writing by the local planning authority and the materials shall be in accordance with those approved under the Appearance Reserved Matter pursuant to part (i) of this condition. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: i) To ensure that the nature, quality and visual effect of materials is considered at an early stage in the design process and ii) to ensure high quality materials and detailing is

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secured and implemented. In the interests of high-quality design and the character of the area.

Policies: CR11, CR2, CC7, EN1.

63. No part of the development hereby approved shall be first occupied until the detailed scheme for Air Quality Mitigation contained within Air Quality Assessment ref. WIE14788-100-R-24.1.2-AQ dated January 2020 has been fully implemented. The development shall be retained and maintained in accordance with the detailed scheme at all times thereafter.

Reason: to protect the health of future occupants of the proposed development.

Policies: CR6, EN15.

64. The development shall not be carried out except in accordance with the air quality mitigation scheme comprising mitigation measures detailed in Air Quality Assessment WIE14788-100-R-24.1.2-AQ dated January 2020 and subsequent Briefing Note ref. WIE14788-106-BN-24.3.1.AQ dated 15 June 2020. The development shall be maintained in accordance with the approved scheme at all times thereafter.

Reason: to ensure that the proposed development does not result in harmful impacts in terms of air quality.

Policies: CR6, EN15.

65. No dwelling/building hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the details approved pursuant to Condition 1 of this permission.

Reason: In the interests of road safety.

Policies TR1, TR3.

66. Notwithstanding the plans hereby approved no vehicle access shall be permitted into the site from Friar Street at any time (except emergency vehicles).

Reason: to avoid conflict between vehicles and pedestrians and in the interests of highway safety.

Policies TR1, TR3.

67. All car parking spaces approved pursuant to Condition 1 shall be provided prior to first Occupation of the development, or in accordance with a timetable that shall have been approved in writing by the Local Planning Authority prior to first Occupation and shall be retained and maintained as approved for vehicle parking at all times thereafter.

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Reason: To secure provision of the parking spaces at an appropriate stage of the development works.

Policies TR1, TR5

68. The development hereby approved shall not be first Occupied until details of how the car parking spaces are to be allocated and distributed to residents of Plot E have been submitted to and approved in writing by the local planning authority. The car park shall not be used except in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure an appropriate distribution of parking spaces between residents.

Policies: TR1, TR5.

69. No dwelling within the development hereby approved shall be first occupied until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for a minimum of ten percent of all vehicle parking spaces within the development to be provided with electric vehicle charging points, and a further ten percent of spaces provided with cabling and other supporting infrastructure reasonably required to enable EV charging points to be fitted, has been submitted to and approved in writing by the Local Planning Authority.

The Scheme shall be fully provided in accordance with the approved details prior to first occupation of any dwelling, or in accordance with a timetable for phased provision that shall have been agreed with the Local Planning Authority prior to first occupation.

The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

Reason: In the interests of environmentally sustainable transport.

Policies: TR1, TR5

70. No demolition works shall be carried out until an updated bat survey has been undertaken (by an appropriately qualified ecologist, that is a member of CIEEM or an equivalent institution with experience of undertaking bat surveys), and the results submitted to and approved in writing by the Local Planning Authority. Furthermore, should bats or evidence of bats be found, no demolition shall be carried out until any relevant licence(s) have been obtained from the Statutory Nature Conservation Organisation (currently Natural England) and a copy submitted to the Local Planning Authority. Should bats or evidence of bats be found, and the applicant considers that a licence for development works affecting bats is not required, the applicant must submit a report to the Local Planning Authority detailing the

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reasons for this assessment and this report is to be approved in writing by the Local Planning Authority before demolition is carried out.

Reason: to ensure that bats, a material consideration, are not adversely affected by the development.

Policies: EN12

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

Reason. In the interests of air quality and neighbouring amenity.

Policies: CC5, CC8, EN16.

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 prescribed target or agreed extended timescale for the decision to be issued.

2. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted (“PC”) to make clear that they require approval from the Local Planning Authority before any development begins (or “PCD” where demolition or other works are excluded). 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.

3. 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.

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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. 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 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.
6. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
7. 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:
http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf
8. The occupiers of the residential units will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.
9. For the purposes of the interpretation of the conditions, "Occupation" and "Occupied" means beneficial occupation for the purposes permitted by the planning permission and shall not mean occupation for the purposes of construction, completion, fitting out and/or marketing.

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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.