

DELEGATED APPLICATION REPORT

Ward: Abbey

App Refs: a) 220486/FUL & b) 220487/LBC

Address: Carlisle House, 118 Oxford Road, Reading, RG1 7NG

Proposals: a) Various works associated with conversion of existing building from 4 to 6 residential units (Class C3), including roof extension with external terrace, replacement entrance, window and door changes, new steps to lower ground floor, cycle store, boundary works, landscaping and associated alterations (amended description)

b) Various internal and external works associated with conversion of existing building from 4 to 6 residential units (Class C3), including roof extension with external terrace, replacement entrance, window and door changes, new steps to lower ground floor, cycle store, boundary works, landscaping and associated alterations (amended description)

Case Officer: Mr Jonathan Markwell

Applicant: Turner Property Ltd

Date received (valid from): 2 August 2022

Target Decision date: Originally 27 September 2022, but extensions of time for the determination of the applications have been agreed until 25/08/2023

1. SITE DESCRIPTION

The application site relates to a Grade II listed basement, two storey and roofspace building set back from the Oxford Road frontage and including frontages onto both Oxford Road and Trinity Place. The building is within the Russell Street / Castle Hill / Oxford Road Conservation Area. The building is presently divided into four flats, two at ground floor level and two at first floor level, with one of the first floor units being a maisonette with accommodation within the roofspace. The existing basement is unoccupied. Owing to tree cover and the set back distance, the building is barely visible from Oxford Road for much of the year. At the time of the officer site visits in August and September 2022 the building was barely visible from Trinity Place too, again owing to tree cover. The upper floors of the north elevation are however visible from Chatham Street.

The Historic England listing is as follows:

Name: 118,	OXFORD	ROAD
Designation Type: Listing Grade: II, List UID: 1113551		

Listing Notes: Circa 1845, probably by John Billing. Ashlar 2 1/2 storey villa with slate roof and extruded chimneys. 2 storey angled bays flanking present (modern) entrance and with gables above having 2 light windows to attic. Gabled porch to west.

The Conservation Area Appraisal (March 2020) notes that “*The Grade II 118 Oxford Road, a circa 1845 villa to the rear of Bridge Hall, was once the manse*” and within the Oxford Road character area commentary the building is identified as one of the key positive characteristics of the area, referenced as “*The impressive Gothic Revival villa at 118, set back from the road*”. The description of the listed building at paragraph 6.2.9 of the CAA is slightly different to the Historic Building listing: “*118 Oxford Road (N. side), Grade II. Circa 1845, set back, gabled 3 storey ashlar stone villa relates to Holy Trinity Church, chimneys, 2 storey bays, slate roof. 1113551*”.

The application site borders the Grade II listed Holy Trinity Church to the east and the Odd Fellows Hall to the south-west (within the conservation area, although the appraisal inadvertently erroneously refers to it being just outside the conservation area but with a key impact), which is on the corner of Oxford Road and Trinity Place. Further to the south (within the conservation area) is the Lifespring Church (former Pavilion Cinema), terraced row of Grade II properties at No's 149-169 (odd) Oxford Road. To the west, outside of the conservation area, is the two-storey Richer Sounds commercial building and flats at 10 Trinity Place (4 storey) and Cherwell Crescent (3 storey), which lie between Trinity Place and Bedford Road/Chatham Street. To the north/north-east are the 2-storey 125 Chatham St and Face Bar. As such, there are a variety of uses, building types and quality surrounding the site.

Given the site's located off Oxford Road, it is therefore also located with the designated High Street Heritage Action Zone (HSHAZ). Other site constraints include the site being located within an air quality management area and within the Reading Central Area. Furthermore, the site is within a low canopy cover ward and on a 'treed corridor' (as per the RBC Tree Strategy). Moreover, the site can be described as a green oasis in a very urban location with multiple, mature self-seeded Sycamore trees along the boundary with the Church, a row of pollarded Limes along the Trinity Place boundary and other scattered trees and vegetation within the site, including an established hedge either side of the path from Oxford Road. The significant ground level drop to the Church next door was noted, along with the retaining wall.

Oxford Road, immediately to the south of the site, is part of the classified highway network, as the main transport corridor between central Reading and the west. The A329 Oxford Road has parking restrictions preventing on-street parking, forms part of the Red Route 'no stopping' corridor and is also an allocated cycle route. In transport terms it is located in Zone 2, the primary core area but on the periphery of the central core area which is an area at the very heart of Reading Borough, consisting primarily of retail and commercial office developments, with limited residential. This area is well served by rail and bus links and also contains the largest proportion of public car parking spaces. The nearest bus stops to the site are located on Oxford Road, approximately 80m east of the pedestrian access. The site is within a 5-10 minute walk of Reading's primary shopping area.

Immediately to the east of the site (not including the church) the land is allocated within the West Side Major Opportunity Area for future development. This incorporates the majority of land/buildings up to Eaton Place, between Chatham Street (to the north) and Oxford Road (to the south), under site allocation CR12c. Development in this area will primarily be for residential with potential for community uses and also small scale retail/leisure fronting Oxford Road. Any development on the neighbouring land must take account of surrounding heritage assets, for which the application site forms one such building.

Somewhat unusually a small area of the application site (as per the red line boundary) is not in the ownership of the applicant and instead owned by the Council. More specifically, this relates to the lightwell area on the north side of the site. The applicant advises that whilst it is within the Land Registry Title and curtilage of Carlisle House, it is legally owned by the Council, with the applicant speculating this may be due to a historic conveyancing error. The submission of the application facilitated discussions between the Council and the applicant with view to resolving this matter. At the time of writing this has not been completed and therefore Planning Legal Services have suggested securing a unilateral undertaking rather than a s106 legal agreement in this case.

Site visit date: Unaccompanied to exterior of site 03/08/2022; Accompanied, including the interior of the building 01/09/2022

A selection of site visit photos:





2. PROPOSAL AND SUPPORTING INFORMATION

Full planning permission is sought for various works associated with conversion of existing building from 4 to 6 residential units (Class C3), altering the mix of units from the existing 3x1 and 1x2-bedroom units to 4x1 and 2x2-bedroom units. This includes the provision of a roof extension with external terrace to create a 2-bedroom unit within the roofspace / 2nd floor level, a replacement entrance, various window and door changes, the provision of new steps to lower ground floor where a 2-bedroom flat is proposed to be created, an external cycle store within the garden space (close to the Trinity Place boundary), various boundary works, hard and soft landscaping works and various associated alterations.

Given the building is Grade II listed, separate listed building consent is sought for the various internal and external works associated with conversion of existing building from 4 to 6 residential units (Class C3). As well as the external works referenced in the previous paragraph, a series of internal alterations are proposed, including the remodelling of units which involves the re-positioning of various walls and provision of an altered/relocated staircase.

During the course of the application a number of changes have been made to the scheme. Most notably, this included:

- the provision of a lightwell on the west elevation, with steel guarding balustrade at ground floor level
- reconfigured steps on the north elevation which now retains the existing vault (this was originally proposed to be opened up for a stepped entrance, which is now proposed further to the east on the north elevation – as a consequence the external terrace above at ground floor level is relocated too.
- an increase in depth of the lightwell on the east elevation (with railing surround) and alteration of two existing (and originally proposed) windows becoming a single window
- removal of a window on the east side elevation at lower ground floor level
- reduction in size of the proposed second floor roof terrace, away from the eastern boundary of the site and change in material to provide a steel railing balustrade
- revised hard and soft landscaping
- revised location of bin storage
- various internal alterations as per feedback from the Council's CUDO
- omission of an originally proposed standalone plant room

Further information and detailed plans were also submitted by the applicant in an attempt to reduce the number of conditions included on any future planning permission and listed building consent. This included various architectural details in respect of the interior of the building, soft landscaping, impacts on trees, the construction method statement and noise-based information.

None of these changes were considered to be of a nature to warrant formal public re-consultation on the application.

Plans considered

18009-PL-02 Existing Site Plan
18009-PL-19 Proposed South Elevation - Rendered
As received 31/03/2022

18009-PL-17 Rev A Existing & Proposed Boundary Wall Elevations
18009-PL-20 Existing Roof Plan
18009-PL-21 Existing North Elevation
18009-PL-22 Existing Section AA & BB
18009-PL-23 Existing Lightwell Sections
18009-PL-27 Proposed Cycle Store Street Elevation
18009-PL-28 CIL Existing Floor Area Plans
CR_CRSF_LS_B Recessed Flush Conservation Rooflight Detail
As received 25/07/2022

Photographic Survey by Weston + Co Architects Ref 18009.9.1_22.03.25_PS
Preliminary Ecological Appraisal Ref R2694/d dated December 2021 by John Wenman Ecological Consultancy LLP
As received 31/03/2022

Letter from Haslams dated 13/06/22
Letter from Lansley dated 07/06/22
As received 25/07/2022

Planning Statement by Weston + Co Architects Ref 18009.9.1_22.08.01_PS
As received 02/08/2022

Email from Weston & Co Architects Ltd Ref 18009.6.1 - Carlisle House / 118 Oxford Road: S106 / AHC Valuation Matters, dated and received 14/12/2022

Noise Impact Assessment by Accon UK Ref A4865/N/01 dated and received 16/01/2023

18009-PL-04 Rev B Existing Lwr.Ground & Ground Floor Plans
18009-PL-05 Rev B Existing First & Second Floor Plans
18009-PL-06 Rev B Existing West & South Elevations
18009-PL-07 Rev B Existing East & North Elevations
18009-PL-10 Rev D Proposed First Floor Plan
18009-PL-11 Rev E Proposed Second Floor Plan
18009-PL-12 Rev D Proposed Roof Plan
18009-PL-14 Rev C Proposed South Elevation
18009-PL-32 Drawing & Photographic Recording - Existing Door D-G-03
18009-PL-33 Drawing & Photographic Recording - Ex.Storage Cupboard & Doors D-F-06, 16 & 17
18009-PL-34 Drawing & Photographic Recording - Existing Splayed Partition & Door D-F-07
18009-PL-35 Drawing & Photographic Recording - Existing Basement External Steps
18009-PL-36 Drawing & Photographic Recording - Existing Non-Original Cornice & Frieze
18009-PL-37 Drawing & Photographic Recording - Existing Second Floor Dormer Volume
18009-PL-46 Proposed Entrance Canopy Details
18009-PL-48 Proposed Rooflight Details
As all received on 17/04/2023

Winter Hibernation Bat Survey Ref R3382/a by John Wenman Ecological Consultancy LLP, dated and received 25/04/2023

Email from Accon UK 'Carlisle House', dated 09/03/2023, as received 26/04/2023
Email from Accon UK 'Carlisle House', dated and received 26/04/2023
Email from Accon UK 'RE: Carlisle House, 118 Oxford Rd, Reading - Noise Reduction / Glazing Matters (220486/220487) (Your ref 18009.6.1)', dated and received 02/05/2023

18009-PL-01 Rev A Location & Block Plans
18009-PL-03 Rev C Proposed Site Plan
18009-PL-08 Rev F Proposed Lwr.Ground Floor Plan
18009-PL-09 Rev E Proposed Ground Floor Plan
18009-PL-13 Rev D Proposed West Elevation
18009-PL-15 Rev E Proposed East Elevation
18009-PL-16 Rev D Proposed North Elevation
18009-PL-18 Rev B Proposed Cycle Store Elevations
18009-PL-24 Rev A Proposed North Elevation
18009-PL-25 Rev A Proposed Section AA & BB
18009-PL-26 Rev A Proposed Lightwell Sections
18009-PL-29 Rev A CIL Proposed Floor Area Plans
18009-PL-30 Proposed Bin Store Plan, Elevations & Section FF
18009-PL-38 Rev A Existing & Proposed Windows (1) W-B-06
18009-PL-39 Rev A Existing & Proposed Windows (2) W-B-05
18009-PL-40 Rev A Existing & Proposed Windows (3) W-B-02 & 03
18009-PL-41 Rev A Existing & Proposed Windows (4) W-B-04
18009-PL-42 Rev A Existing & Proposed Windows (5) W-B-07
18009-PL-43 Rev A Existing & Proposed Windows (6) W-B-01
18009-PL-44 Rev A Existing & Proposed Entrance Doors (1) D-B-01
18009-PL-45 Rev A Proposed Entrance Doors (2) D-G-01
18009-PL-47 Rev A Proposed Flat 1 Bay Window & Lightwell Details
As received 03/05/2023

18009-PL-31 Rev A Proposed Construction Site Setup Plan
Construction Method Statement by Weston + Co Architects Ref 18009_9.11_23.05.09
Arboricultural Method Statement by SJ Stephens Associates Ref 1621 dated 04/05/2023
1621_03 Tree Removals Plan
1621-02 Rev B – Tree Protection Plan
Design, Access & Heritage Statement by Weston + Co Architects Ref 18009.9.1_23.05.09_DAS
As received 09/05/2023

Memo from Gaila Adair Landscape Consultant Ref: Carlisle House 118, Oxford Rd, RG1 7NG
Landscaping Design Amendments in response to letter dated 27-4-2023, dated 06/06/2023
01 Electrical Cabling Water Supply Routes Issue A
P3 Planting Area Main Garden Issue D
Carlisle House 2023 Garden Design Garden Support Statement Soft Landscaping Information by
G.A. Adair dated 06/06/2023
P1 and P2 Courtyard entrance Yew buttressed Path Issue E
P4 Planting By House Issue C
P5 Planting P5 Issue C
002 Landscape Design Carlisle House Issue G
As all received on 13/06/2023

CIL

Based on the information specified by the applicant the existing CIL floorspace amounts to 460.4sqm, with the proposed totalling 527.6sqm. Given the proposed development seeks to create additional residential units it will be CIL liable development, despite the increase in new build floorspace being below 100sqm. In practice, the entirety of the proposed floorspace will be liable, but a deduction will be applicable to the existing floorspace at the site (providing at least some of the existing floorspace is in active use for 6 months in the 3 years prior to the date the permission is issued – the building was part-occupied at the time of the officer site visit on 1st September, with an occupier at first floor level. Accordingly, the liability is likely to relate to 67.2sqm (subject to future separate checking by the CIL officer in respect of the accuracy of the areas counted), which based on the 2023 CIL rate (including indexation) would amount to £11,226.43 (67.2sqm x 167.06 [2023 residential CIL rate per sqm]).

3. RELEVANT PLANNING HISTORY

None since at least 1990.

4. PUBLIC CONSULTATIONS

The following addresses were consulted by letter (in respect of application 220486), as sent on 03/08/2022.

Principle House, 118a Oxford Road
Odd Fellows Hall, 118B Oxford Road
118a Oxford Road
Flats at 10 Trinity Place
Flats at Cherwell Crescent, Trinity Place
The Face, Ambrose Place
Holy Trinity Church, Oxford Road
Future House, 125 Chatham Street

Two site notices were erected on 03/08/2022.

A press notice was published on 08/08/2022.

No letters of representation have been received.

LOCAL GROUPS

Reading CAAC was formally consulted. No response has been received.

INTERNAL CONSULTATIONS

Conservation and Urban Design (CUDO)

- *Initial comments (summary version):*

The site is a listed Grade II building, set well back from its entrance at 118 Oxford Road. The building was originally known as 'Carlisle House' and is circled in RED. The building is on the northern edge of the Castle Hill/Russell St/Oxford Road Conservation Area.



Architects notes:

The early subdivision (in the early 1930s), of the original house layout into 4 no. separate flats resulted in it being carved up and loss of the majority of original features including the original staircases and the 3 no., ground floor level access doors. The proposed plans submitted with this application, aim to create high quality residential flats, meeting current standards. Further the architects propose to:

- Reinstate original external door access points
- Reinstate room sizes back to their original sizes where practical.

The existing building at Carlisle House is in relatively poor condition with meaningful refurbishment works not having been carried out for many years. In order to provide a more viable long-term future for the listed building's condition, additional habitable residential accommodation is being proposed within the lower ground and the second floors as part of the proposed comprehensive improvement and refurbishment works.

The proposed development will have the effect of providing an overall enhancement to the listed building by repairing some of the harmful elements of work carried out during the previous conversion works.

Externally, there are significant enhancements proposed to the listed building's setting, comprising: the new hard and soft landscaping works, introduction of new gates and boundary treatments to the southern and eastern boundaries.

It is considered that the proposed works will not have an adverse effect on the significant architectural features, which create the building's architectural interest.

Conservation Comments:

A site inspection was held on 01 September 2022. The building dates from the mid-19th century, and was originally the Rectory, for the adjacent church to the east which is also a listed Grade II Building. It is a 2 storey, Gothic stone villa, thought to have been designed by the Architect of the Trinity Church itself. It should also be noted that the house is not as originally designed as a Rectory. In circa 1937, the house was converted into 4 flats.

The building is currently rundown and in need of an upgrade and essential maintenance. This proposal will enable upgrading and general maintenance to happen to the building. There are already 4 apartments on the ground floor and first floor. New kitchens and bathrooms installed as part of the general enhancement of the building.

In addition to the general upgrading works, it is proposed to renovate the basement (which has relative high ceilings) and extend the roof loft space to create 2 new residences. This will not have a major impact on the external appearance of the building and only have minor amendments to the character or appearance of the building. It is also proposed to make the southern elevation more in keeping with the original design, by removing an unsympathetic external access stair. It is considered a minor positive change to the southern elevation with the removal of 2 later windows on the first floor. There are no objections to this as the new location of the access stair will enable the interior flats to be retained generally as they are.

Overall, the proposed works are supported as the new scheme will upgrade the existing facilities and extend the use of the building as residential apartments.

Postscript:

During the site visit it was discussed as to whether a new light well on the west side could be considered as it would help preserve a storage vault on the north side. Further, it will allow better lighting into the basement area. Also, the addition of two new small light wells near the existing bay window, to allow light for the basement area. There are no objections to these minor amendments, and they would generally be an enhancement to the building and not have an impact on the surrounding conservation area.

Further to the site visit, draft sketches have been received with modifications to the basement plans, for new windows and entrance stairs to the basement. There are no objections and the proposed new work, which will enhance the living quality of the proposed basement apartment. They are not considered a harmful alteration to the character and significance to the basement area.

Generally the scheme has been carefully prepared and is appropriate. It is supported as it will allow the host building to be refurbished for new tenants. The site has an important garden setting and comments from the Tree Officer needs to be considered to what impact the external works will have.

There are no objections to the following proposed works, which were discussed at the site inspection:

- Basement floor level (extending the lightwell on the east elevation, proposed bedroom 2, and amalgamated into a single window/door, the current two windows.
- Proposed unit 2 and first floor level (proposed unit 4), relocation of wall between the proposed living room and kitchen to retain more of the existing division.
- Within proposed unit 2 (ground floor level) remove the kitchen door, and relocated to serve the proposed shower room.
- Second floor level that the extent of the external terrace should be reduced in depth, to align with the east side elevation building line (proposed bedroom 2 line) to reduce its visual prominence. Also glass balustrade changed to a steel balustrade painted black.
- Need for a Condition and photographic recording with 1:10 or 1:20 drawing details of the door and detailing within the current dining room at first floor level, within existing unit 3.
- On the south elevation that instead of the proposed conservation rooflight serving the proposed staircase, show a small gothic dormer should on the front roof-slope.

Conclusion

There are no objections in principle, to the current proposal subject to final review and inspection of the amended drawings to the floor plans and elevations (as per the 'postscript' comments).

Approval is recommended, subject to the following conditions:

1. Standard materials condition:
2. Detailed level 2 recording (Photographic and Drawings appropriate scale), of parts of the building that are being amended, before site works begin.
3. Details of the proposed light wells and roof balustrade.

- *Follow up comments (December 2022):*

The changes referenced above were incorporated in revised plans, with the exception of a dormer in the south elevation (in place of a rooflight), which was rejected by the applicant. Revised plans were submitted, with the CUDO comments summarised below:

- 1:10 / 1:20 details of all new basement level windows are to be secured via condition. The general expectation will be for them all to be timber framed and generally to be double hung windows. The larger single window on the eastern window should have a central timber vertical post with double hung timber window either side. These new windows can be double glazed (e.g. slim lite)
- 1:10 / 1:20 details of the proposed replacement doors and external porch entrance on the south elevation will be secured via condition. This will also require details of the chosen colour, with it suggested as either gloss dark green or black.
- 1:10 / 1:20 details of all proposed rooflights, including specification data sheets, will be secured via condition, with the expectation being for black painted heritage style, slim-line rooflights being proposed.
- In general it will be expected for all timber doors and windows to be painted with oil-based paints and for this to be specified via an annotation on the relevant plans (as per the approval of details application(s))

- It is queried whether the small window proposed at second floor level on the west elevation would be a painted timber framed window? It is queried whether it is too small for such a window, although a timber framed window would be far preferred? Obviously this will be covered by the originally proposed materials condition, but it is raised at this juncture as a comment for your information.
- A further condition will be included on any listed building consent, stating that all new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

These matters need to be addressed or made conditional to any permission/consent.

The applicant sought to address the above comments and also submit more detailed plans, in an attempt to avoid the need for details to be secured via condition.

- *Further follow up comments (April 2023):*

Following the submission of revised and additional plans, the CUDO was largely satisfied with the additional information submitted, barring the following remaining points:

- Considered that the basement windows would be a light cream or off white to match the rest of the timber windows as per the photo provided. This note should be changed on the drawings, then no objections.
- The latest email from the architect has changed ALL the Basement windows to metal. While there are no objections to the replacement of the existing metal Basement windows with new metal windows, it was suggested that the new Basement Windows be timber double hung, as per the feedback provided on 12.04.2023.
- Query over whether the basement windows were designed as fire escape windows and means of escape from them.
- *Further follow up comments (May 2023)*

Following the submission further revised and additional plans, the CUDO is now satisfied that the basement windows and associated details are now acceptable, with the revised plans addressing the previous comments.

Transport

Considering vehicular parking matters first, in accordance with the adopted Parking SPD, the development would be required to provide 1no. on-site parking space per 1-2 bedroom dwelling. Based on the Council's standards, the proposed development would therefore be required to provide a total of 6 car parking spaces. The Proposed Site Plan shows there will be a total of 4 car parking spaces, which is slightly below the Council's adopted standards.

It is acknowledged that there is a shortfall in car parking; however, the level provided is considered appropriate due to the site's location, inherent constraints and public transport/active travel options. In addition to this, the local highway network is subject to a number of waiting restrictions that preclude the ability of vehicles to park on-street without the necessary permits. However, the future residents of the properties would not be entitled to apply for a residents parking permit for the surrounding residential streets where parking is under considerable pressure. This will ensure that the development does not harm the existing amenities of the neighbouring residential properties by adding to the already high level of on street car parking in the area. This will be secured via condition.

Vehicular access will continue through the existing access located within the western boundary. The existing vehicle access gates are to be replaced under the proposals and open into the site, away from the highway.

Bin storage should comply with Reading Borough Council's Waste management guidelines for property developers. This will ensure that the correct capacity and type of waste bins are located in the right place in new residential property developments, commercial and mixed-use units in the Borough. It appears servicing would occur from Oxford Road and the Council's Waste department shall comment as to whether the bin storage layout is acceptable. Depending on the Waste team comments this matter can either be secured via a compliance condition or require the submission of details via condition.

In accordance with the Borough's Parking Standards and Design SPD, a minimum provision of 0.5 cycle storage spaces should be provided per unit. The development provides a new detached cycle store, equipped with cycle hoops to accommodate a total of 6 bicycles which exceeds the Council's requirements. This is acceptable and should be secured via a compliance condition.

There may be transport implications constructing the proposed development in this prominent location. Any approved application would be conditioned to ensure a Construction Method Statement (CMS) is submitted and approved before any works commence on-site. The applicant submitted a CMS in May 2023 in an attempt for this to be satisfied at application stage, without the need for details to be submitted at approval of details stage. Transport officers have assessed the CMS and confirmed that this is acceptable as submitted. Accordingly, the CMS will be worded as a compliance condition, rather than requiring details to be submitted.

Subject to the above conditions the proposals are considered to be acceptable from a transport perspective.

Waste Services

Original comments: The Waste Services vehicle would collect the bins from the Trinity Place side of the building and so the bins would need to be stored within 10m from the rear of the collection vehicle from that point. The current bin store location does not appear to be within this distance. The bins would be better positioned in the car parking spaces closer to Trinity Place.

For 6 flats 3 x 240L domestic waste bins, 6 x 240L recycling bins and 1 x 180L food waste bin would be required.

Planning Officer update: Revised plans were submitted to address the above comments, including relocating the bin store facilities to a new location within 10m on Trinity Place. An appropriate number of bins were provided and therefore these facilities can be secured via a compliance condition.

Natural Environment

Original comments – August 2022

The site is within a low canopy cover ward and on a 'treed corridor' (ref Tree Strategy), within the AQMA (EN15) and within a Conservation Area. As such, the site is one with the highest priority for tree retention and planting and ensuring any development includes sufficient soft landscaping, providing a net gain, including on the Oxford Road frontage will be vital. It is also within the Oxford Road High Street Heritage Action Zone, making the frontage treatment of importance. To initially clarify, there are no TPO trees on site, although due to the location of the site within a conservation area they are given a degree of protection in any event.

A visit was undertaken to the site in September 2021 established that the site is a green oasis in a very urban location with multiple, mature self-seeded Sycamore trees along the boundary with the Church, a row of pollarded Limes along the Trinity Place boundary and other scattered trees and vegetation within the site, including an established hedge either side of the path from Oxford Road. The significant ground level drop to the Church next door was noted, along with the retaining wall.

Landscape design will also be important to ensure the setting of the Grade II listed building is not detrimentally impacted.

Trees

With reference to the Arboricultural Impact Assessment from SJ Stephens Associates, dated 21 March 2022:

It is noted that the tree survey itself was carried out on 17 November 2020, making the survey nearly two years old. Trees can change within that period, especially as we have had significant storms since then.

The report confirms that fourteen trees and five groups are proposed for removal, as detailed in 6.1 of the report:

- Category U – unsuitable for retention: Two trees – T16 and T19, and one group – G14.
- Category C – low quality: Nine trees – T3, T8, T10, T11, T12, T13, T18, T20 and T22, and four groups – G4, G5, G6 and G21.
- Category B/C – between categories B and C: Three trees:
 - T7 – a 12.5m, early mature sycamore.
 - T9 – a 12.5m, early mature sycamore.
 - T15 – a 13m, early mature sycamore.

6.2 states that: *'Trees proposed for removal are of no particular arboricultural merit'*, but this comment does not take into account the significant canopy cover they provide, highly visible from the Oxford Road. The removal of the entire row of Sycamores on the east boundary will have a significant detrimental impact on amenity. However, as is discussed in 6.2, it is agreed that these trees are unfortunately unsustainable due to their proximity to the retaining wall, with damage already occurring. Comment on mitigation is given in the landscape comments below. It is noted that it is also commented in this paragraph that the removal of these trees will *'improve the amount of natural daylight reaching the site and the windows of Holy Trinity Church and Odd Fellows Hall'*. For clarity, this reason would not be accepted as justification to fell the trees given the non-residential use of the buildings mentioned.

The Tree Protection Plan 1621-01 A contains too much information and should be simplified, ultimately. It currently shows trees to be removed and shading patterns, adding unnecessary clutter. It would have been expected for a Tree Constraints Plan, Tree Retention & Removal Plan and a TPP to be provided – however, it all appears on the TPP, albeit RPAs of trees to be removed are not shown.

In relation to proposed work to retained trees, it is noted that it is recommended to re-pollard the G1 Limes every three years. This needs to be clarified in a final AMS to only include re-pollarding (if that is the final work recommended) once, with further re-pollarding needing a S211 Notice. Appropriate works should be clarified as the survey indicates these to be lapsed pollards, i.e. is pollarding to previous points still appropriate? It is noted that P.23 of the Garden Support Statement suggests specific maintenance of these as well, hence this will need to be factored in.

The principles shown in the AIA are acceptable, however a condition will be required to secure an AMS, which it would be suggested should include an updated schedule of works, if necessary, following a further inspection.

Landscaping

Garden Design, Garden Support Statement, Soft Landscaping Information document dated 25-3-2022, Landscape Proposed drawing 002 E, Circular courtyard entrance P1 C, Path and Yew buttressing Areas P2 B, Planting Plans Main Garden P3 B, Planting by House P4 B, Planting P5 B: With reference to the Garden Design, Garden Support Statement, Soft Landscaping Information document dated 25-3-2022:

For clarity, the Maple trees referred to in the Supporting statement are the Sycamores to be removed.

Tree pit specification – expansion of 12.1 is required, preferably with drawings. This will be especially important for the trees proposed directly adjacent to the retaining wall which it is noted includes one very large species tree (Tulip), which may need further consideration.

12.2 gives advice on tree protection, which is not appropriate in this document. It can be referred to but only with reference to the protection measures being in accordance with the to-be-approved Arboricultural Method Statement.

As an aside it is noted that P. 26 states that '*Taps are provided for each apartment to use*' with 9.2 referring to pipe irrigation. The DAS refers to the installation of water butts, as would be expected in view of the predicted drier summers due to climate change, i.e. to reduce the use of potable (drinking) water for landscaping. It would have been expected for the Landscape information to also refer to these as the primary source of water – this will require the maximum to be provided as is feasible.

The overall landscaping includes some positive and interesting elements. However, some concerns are detailed below, along with some points of clarification that are required:

- Generally, the labelling on the Planting plans needs to be improved so that every element is labelled clearly. The plans should be accompanied by a Planting Schedule so the number of trees and plants can be clearly appreciated.
- The land/path from Oxford Road into the garden is proposed with buttressed Yew hedging and pleached Hornbeam trees, in addition to the box Hornbeams, & two Cherries near the frontage (in line with the elevation of the adjacent Hall) and two Holly trees on the frontage. Concerns are raised in relation to the nature of the tree planting, with trees maintained as boxes and pleached, will not mitigate the canopy cover lost from the removal of the Sycamores and will not result in a net gain, as required in this location. Consideration should be given to replacing the pleached trees with trees of a traditional form, albeit these may be chosen as ones with a more architectural form to fit with the garden design. Consideration could also be given to the inclusion of several Lime on the frontage, to continue the line of those at the adjacent Church and within the new planting scheme on the development to the east of that. There are smaller, more narrow varieties available that would be appropriate. The Oxford Road frontage is an important one for greening to be significant enough to contribute to the street scene, not just as one looks directly into the site.
- The retention of the mature Mulberry tree is a positive feature, and it would benefit from the provision of a mulched zone to improve its rooting environment and general health.
- Eight Evergreen Oak are proposed and it is assumed these are proposed to be maintained as small boxes of globes, but this is not presently clear.
- Clarity on how trees adjacent to the retaining wall are to be planted and managed to prevent damage to the wall in the future is required, as it is currently unclear.

The replacement of the unsympathetic wall on the Oxford Road frontage with a low-level wall and railing is positive and will have the added benefit of making low level landscaping more visible. It is noted that railings are intended on the east boundary on top of the retaining wall, which seems prudent.

In conclusion, the scheme is largely supported but further consideration of the landscaping is required to address the points above. This could be secured via condition L1 if the applicant does not wish to submit revisions prior to a decision. If no further submissions are intended, conditions L1 (landscaping) and L7 (Arb Method Statement submission) are appropriate, along with L3 (boundary treatment) if those details are not resolved prior to a decision. It is noted that lighting is proposed which will need to be assessed in relation to proposed landscaping and impact on wildlife, hence it is assumed that condition N19 will be secured.

- *Revisions – May 2023*

On the basis of the original comments the applicant submitted updated documentation, which facilitated the following further comments from the Natural Environment Officer:

Trees

With reference to Arboricultural Method Statement from SJ Stephens Associates dated 4th May 2023, ref 1621; Tree Removals Plan 1621-03 and Tree Protection Plan 1621-02 B:

It is noted that the trees were re-surveyed in November 2022, which addresses previous concerns about the age of the original survey.

14 trees and 5 groups of trees are confirmed for removal. The removal of the individual trees is accepted due to either their condition or their unsustainable location (Sycamores adjacent to the retaining wall). Four of the groups are groups of shrubs, the other contains two regenerating tree stumps, so none present concern over their removal.

In relation to the retained line of Limes (G1), the management recommendations states: *'Remove basal shoots and stem shoots. Clear scrap metal and loose masonry. Re-inspect before new site occupancy. Re-pollard approx every three years, subject to the requirement for a tree works application to the local planning authority'*. For clarity, officers would only take the removal of basal and stem shoots (epicormic growth on the stem itself, not the pollard points) to be approved by virtue of agreeing this AMS. Any future re-pollarding would need a Tree Works Notice (not application) to be submitted.

It is confirmed that the AMS is acceptable and should be secured by condition L7A.

The Proposed Construction Site Set-up Plan 18009-PL-31 A and the TPP are consistent; hence, there is no objection to this CMS plan. The CMS document also makes reference to the AMS/TPP hence is also acceptable.

Landscaping

With reference to the Landscape Design Amendments document/letter dated 27-4-2023; Landscape Design Carlisle 002 A1; Courtyard Entrance P1 & P2 Yew Buttressed Path P2 A1; Planting by House P4 Carlisle House Planting P4 A1; Planting Area Main Garden Carlisle House P3 A1; Planting P5 Carlisle House P5 A2 and 'Garden Design Garden Support Statement Soft Landscaping Information' document dated 25-04-2023 (as all received on 02/05/2023):

25 new trees are proposed, plus one Acer relocated. This represents a net gain of 11 trees so is acceptable.

The landscaping is largely acceptable, however a few concerns (paragraph references are from the Garden Design Garden Support Statement Soft Landscaping Information document) are raised as follows:

- Use of *Quercus ilex* – 8 of this species is proposed; 3 in the north-west corner, 2 adjacent to the bin store area and 3 immediately north of Oddfellows Hall. It is confirmed in Landscape Design Amendments document/letter that *'the Quercus Ilex trees have always been intended to grow as standard, unclipped trees to provide adequate cover from unsightly buildings'* in response to the previous query about their future maintenance. This species is an ultimately huge tree, hence if the intention is to allow them to grow as much as feasible, it would be suggested that they are not suitable. They are close to Oddfellows Hall and whilst it is wholly appreciated that there is a desire to block the view of this building, they will inevitably require pruning to maintain clearance from the building and will shade the central garden area (three are south of it - shading will be exacerbated by the two proposed by the bin store). In relation to the 3 on the rear boundary, again the desire for evergreen screening is appreciated, but it is questioned whether they are too close to each other and whether they can be provisioned sufficiently far from the wall to avoid future damage (they have large trunks ultimately) – in addition, plans show an Espalier trained Pear under the eastern tree and the Holm oak will shade that. The use of this species should be reconsidered.

- 11.1 Arboricultural information - refers to use of 'New trees of girth sizes up 12cm-14cm girth', however the Holm oak and Lime around the main garden area are specified at 14-16cm girth.
- 12.2 Tree Protection – this section should avoid details potentially conflicting with details in the AMS and should simply state that 'tree protection will be in accordance with the approved Arboricultural Method Statement', as previously advised.
- Mulberry – a small zone of mulch is provided, which is to be planted. An old tree such as this would benefit from the mulched zone extending to its drip line (canopy extent). It is appreciated that it may be considered that this would take up too much of the grass area, hence reduce it for resident use but it would be suggested that it would be prudent to discourage people from resting under this old tree anyway.
- 12.1 Root barriers – The intended 1m deep barrier proposed on the inside of the east garden wall makes sense (assume 1m deep is considered to be sufficient – 1.4m is available). However, this barrier is also proposed in every tree pit *'to protect the newly planted tree roots from penetrating to the nearby footings of walling'*. It is only prudent to include a root barrier, especially one 1m deep, where necessary to protect adjacent structures and on the side of the pit that its necessary – not on all sides – to avoid effectively creating a 'pot'. Tree roots should be allowed to naturally extend where conflict is not a concern. The way of resolving this would perhaps be to use the Landscape Design Carlisle 002 A1 drawing and annotate the proposed position of root barriers.
- 12.1 Tree pit information – no reference is made to a mulched zone around all new trees, as is required. The mulched zone around the Hornbeams is noted and it is assumed all soft landscape beds will be mulched, in which the majority of trees are proposed hence it is just the new Lime in the south-west corner of the main garden area and new Holm oak (currently) in the north-west corner of the site to confirm (this could be added to the relevant plan).
- Courtyard Entrance P1 & P2 Yew Buttressed Path P2 A1 – in relation to the proposed fastigiate Small-leaf Limes on the frontage, the label states: *'can be maintained at a later date to match existing Tilia in front of Holy Trinity'*. However, the mature Common Limes in front of the Church are maintained as pollards, which shouldn't be the aim for these new Limes. When it was previously suggested that smaller, narrower varieties of Limes (than the species in front of the Church) were available, the intention was to use something that would be allowed to grow naturally to its full potential, not be managed (apart from crown lifting). If the fastigiate Limes proposed are not considered to be suitable to allow to grow naturally, an alternative Lime cultivar should be considered, or the above annotation removed.
- Courtyard Entrance P1 & P2 Yew Buttressed Path P2 A1 – the size of the Hornbeams and Limes is given as: 35L 3-4m tall 1.8-2m stem (?). This is confusing. A 3-4m tall tree would range in stem girth from 8-14cm so clarity is required – a 35L pot would be expected for a 10-12cm girth tree.
- 9.2 Water- irrigation - The inclusion of water butts is positive and will be useful in providing non-potable water for irrigating the trees and other planting. This section should, however, give guidance on the volume of watering required to assist residents / gardeners. 10-12cm girth trees require approx. 20 litres of water weekly for the first two growing seasons (Approx April-Oct) and 14-16cm trees will required 35 litres weekly and as necessary throughout the season to ensure survival after that. All other planting will require regular watering throughout growing seasons to ensure survival.
- It would appear that the only new service is an electricity route for the proposed lighting – this route should be provided to demonstrate no conflict with new or proposed trees.

In conclusion, there continue to be no objections to the proposals. Currently, condition L7A is recommended to secure development in accordance with Arboricultural Method Statement from SJ Stephens Associates dated 4th May 2023, and associated Tree Protection Plan 1621-02 B and condition L2 for landscaping if the above matters are not resolved prior to a decision. Informative I23/16 'Advice to adhere to approved Arboricultural Methods Statement' would also be prudent.

- *Revisions – June 2023*

The applicant submitted revised landscaping proposals on 13/06/2023, superseding information submitted on 02/05/2023, facilitating the following comments from the Natural Environment Officer (each document submitted is referenced, with officer comments in *italics*):

- Memo to Sarah Hanson, Landscape Recommendation Changes 6-6-2023 *Noted – memo for ref only (no need to be approved)*
- Carlisle House Garden Support Document 6-6-2023 GA 02 – *includes changes to address my comments of 6/6/23 so is acceptable.*
- Courtyard Entrance P1 and P2 Yew Buttressed Path Issue E 6-6-2023 – *Acceptable – root barrier locations noted, tree sizes clarified, management of Limes to match Church now omitted*
- Electrical Cabling and Water Supply Routes 01 Issue A 6-6-2023 *Acceptable – cabling and water routes shown and compatible with tree planting. Location of root barriers also shown and acceptable.*
- Landscape Design Carlisle House 002 Issue G 6-6-2023 *Acceptable – this is an overview document covering the whole site so includes detail on the individual plans plus some additional notes so should also be an approved document*
- Planting Area Main Garden P3 Issue D 6-6-2023 *Acceptable – root barrier positions noted, management of Holm Oaks included (to contain their size), mulched area under Mulberry increased, tree sizes clarified*
- Planting By House P4 Issue C 6-6-2023 – *Acceptable*
- Planting P5 Issue C 6-6-2023 – *Acceptable – root barrier locations noted. Whilst no ref to maintenance of the Holm Oak is given on this plan, it is made clear in the Carlisle House Garden Support Document that their size is to be contained, which is fine.*

Accordingly, the soft landscaping scheme is considered to be acceptable and this will be secured via a compliance condition.

Ecology

- *Original comments – September 2022*

The Ecology Report (John Wenman Ecological Consultancy, December 2021, Ref: R2694/d) found that the building showed no signs of use by bats although a single potential roost feature under the lead flashing was noted. The report recommends further survey of this area to determine the presence or absence of roosting bats. Furthermore, the report states that “Further hibernation checks of the basement should be undertaken to determine presence or likely absence of hibernating bats”

The further survey(s) will need to be carried out prior to determination of the application or the application would need to be refused on the grounds that insufficient evidence had been provided to determine the likely impacts of the proposals on bats.

- *Further response – May 2023 (subsequent to the submission of the further report)*

The survey shows that the site is unlikely to host hibernating bats. However, The preliminary report reads:

“If the proposed refurbishment and alterations involve replacing or blocking access to the gap under lead flashing, further survey is required in the form of a high-level inspection from scaffolding or a mobile-elevated work platform (MEWP) to determine the presence or likely absence of roosting bats. If signs of roosting bats are identified, a roost characterisation survey would be required in order to obtain a European Protected Species mitigation licence (EPSML) and lawfully carry out the work.”

The applicant was therefore asked if this survey (the 'high-level inspection from scaffolding or a mobile-elevated work platform') had been undertaken.

The applicant advised that the lead flashing is going to remain as existing, so no further survey is going to be undertaken.

GS Ecology subsequently advised that as the applicant is not going to remove the lead flashing where the potential roosting features may have been, there is no need for any other surveys.

The shrubs and other vegetation may host nesting birds however, so it is considered necessary and relevant for a bird nesting condition to be secured to ensure that wildlife is not adversely affected by the proposed development in line with wildlife legislation.

Valuations

The submissions by the applicant (valuations from two estate agents) resulted in the two residential units applicable to contribute to affordable housing (the 'new' flat 1 at lower ground floor level) and flat 6 at second floor level – as per the terms of Policy H3 the existing ground and first floor units would not be liable to affordable housing as they are simply being remodelled) equating to an offer of £29,000 (5% commuted sum of the GDV of these two units).

RBC Valuations consider that the units have been undervalued by the applicant, with Flat 1 considered to have a value of £325,000 (lower ground) and flat 6 £350,000 (2nd floor). That translates to a 5% commuted sum financial contribution of £33,750.

The applicant subsequently agreed to the £33,750 contribution suggested by RBC Valuations. This is considered to comply with Policy H3 and should be secured via legal agreement.

Environmental Protection - EP

- Original comments – August 2022

There are potential EP concerns regarding: Noise impact on development; Air quality; Construction and Demolition phase; and, Bin storage – rats.

Noise impact on development

A noise assessment should be submitted in support of applications for new residential proposed in noisy areas. The development is set back from Chatham Street and Oxford Road therefore road noise is not a significant concern. However, the Face Bar is situated in close proximity which holds late night music events. The new occupants are at risk of noise disturbance and the glazing and any other noise attenuation associated with the roof extension will need to be designed accordingly. It is recommended that a condition is attached to any consent requiring a noise assessment to be submitted prior to commencement of development and any approved mitigation measures implemented prior to occupation to show that recommended noise levels can be met.

Air Quality

As the site is set back from both main roads, and bearing in mind the already established residential use at the site, air quality will not be an issue in this instance.

Construction and demolition phases

Officers have concerns about potential noise, dust and bonfires associated with the construction (and demolition) of the proposed development and possible adverse impact on nearby residents (and businesses). Fires during construction and demolition can impact on air quality and cause harm to residential amenity. Burning of waste on site could be considered to be harmful to the aims of environmental sustainability. Such impacts can be managed through conditions.

Bin storage – rats

There is a widespread problem in Reading with rats as the rats are being encouraged by poor waste storage which provides them with a food source. Where developments involve shared bin

storage areas, such as here, there is a greater risk of rats being able to access the waste due to holes being chewed in the base of the large wheelie bins or due to occupants or passers not putting waste inside bins, or bins being overfilled. It is therefore important for the bin store to be vermin proof to prevent rats accessing the waste. A condition is recommended in this regard.

- *Further comments – February-May 2023*

The applicant submitted a noise report in an attempt to avoid the need for the originally recommended condition.

The assessment proposes that single glazed windows are acceptable to mitigate against any environmental noise. EP agree that they are sufficient for the overall broadband noise levels, however, the assessment identifies that there is perceptible noise from people talking outside Face Bar (similar in level to the road traffic noise but not anonymous so likely to cause more disturbance and there is low frequency noise coming from the Face Bar). The submitted report states that windows do not specify performance at low frequencies therefore no alternative windows are proposed, and that no windows overlook the Face Bar façade. Whilst this is accepted, it is likely that a secondary glazed system would attenuate more low frequency noise than single glazing and it is also likely that due to the nature of low frequency sound, it will be audible at the other facades too. As such, EP asked for further consideration to be given to a secondary glazed system, and/ or assessment of the likely levels inside the property based on NR levels to ensure that the levels of low frequency noise inside will not cause disturbance. Separately, consideration should also be given to applying a 'penalty' for non-anonymous noise.

The applicant provided responses in April 2023 seeking to justify that there should be no need for secondary glazing to meet noise reduction requirements. In addition to this technical justification, the applicant also considered that the introduction of a secondary glazing system would be detrimental to the appearance and character of the original windows which are to be retained and refurbished. In terms of the second 'penalty' for non-anonymous noise matter, the applicant replied advising that the consultant chose the noise criterion of a noise rating curve of NR25 as this will take into account any non-anonymous noise from entertainment events and associated activities at the Face Bar by assessing the octave frequency band data. Therefore non-anonymous noise has been appropriately assessed and a "penalty" is not required in addition to the NR25 criterion.

EP accepted the additional information and justification submitted. Accordingly, instead of requiring a noise assessment prior to the commencement of development (as originally recommended) a compliance condition will secure the development being carried out in accordance with the noise assessment submitted.

In May 2023 the applicant also submitted a Construction Method Statement (CMS) which outlined the intended approach on potential noise, dust and bonfire issues referenced in the original EP comments. These matters were addressed to the satisfaction of EP, meaning this matter is not required to be approved in due course and instead will be subject to a compliance condition.

Finally, a revised plan was received in May 2023 showing measures to make bin stores vermin proof. EP considered this to be appropriate and hence no condition is now required, with the plan instead being referenced within the 'approved plans' condition the scheme will be developed in accordance with.

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Policy

National Planning Policy Framework 2021

National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

CC1 Presumption in Favour of Sustainable Development

CC2 Sustainable Design and Construction

CC3 Adaption to Climate Change

CC5 Waste Minimisation and Storage

CC6 Accessibility and the Intensity of Development

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

CC9 Securing Infrastructure

EN1 Protection and enhancement of the historic environment

EN3 Enhancement of conservation areas

EN5 Protection of significant views with heritage interest

EN6 New Development in a historic context

EN9 Provision of Open Space

EN12 Biodiversity and the Green Network

EN14 Trees, Hedges and Woodlands

EN15 Air quality

EN16 Pollution and Water Resources

EN17 Noise Generating Equipment

H1 Provision of Housing

H2 Density and Mix

H3 Affordable Housing

H10 Private and Communal Outdoor Space

TR3 Access, Traffic and Highway-related matters

TR4 Cycle Routes and Facilities

TR5 Car and Cycle Parking and Electric Vehicle Charging

CR1 Definition of Central Reading

CR2 Design in Central Reading

CR6 Living in Central Reading

CR12 West Side Major Opportunity Area (the application site is adjacent to the boundary of the CR12c sub-area area, so consideration is made in the context of not undermining the objectives of the CR12c sub-area).

SPG/SPD

A Design Guide to House Extensions SPG

Revised Parking Standards and Design SPD 2011

Sustainable Design and Construction (2019)

Affordable Housing SPD (2021)

Planning Obligations under Section 106 SPD (2015)

Other guidance

Russell Street / Castle Hill / Oxford Road Conservation Area Appraisal (March 2020)
Historic England Good Practice Guide Note Number 2: managing significance in decision-taking.
Principles of Conservation (Historic England, 2008)
Guide to the Conservation of Historic Buildings (British Standards Publication BS 7913:2013, 2015)
Reading's High Street Heritage Action Zone
Reading Tree Strategy 2021

6. APPRAISAL

The main considerations relevant to the determination of these applications are considered to be:

- Land use matters
- Affordable Housing
- Design, including impact on heritage assets
- Quality of accommodation
- Amenity for nearby occupiers
- Trees, landscaping, ecology and biodiversity
- Transport
- Sustainability/energy
- Conditions
- Legal Agreement

Land use

As existing there are four residential units at the site. The proposal would introduce two further residential units, increasing the total number of dwellings at the site to six. The provision of two additional residential units is welcomed in purely land use terms, assisting in contributing towards meeting the Council's Housing targets, as per Policy H1.

Related to this, in terms of the residential mix of units proposed, Policy CR6i) requires all proposals for residential development in the central area to contribute towards a mix of different sized units. As existing the mix is 3x1 and 1x2-bedroom units. As proposed, the mix would become 4x1 and 2x2-bedroom units. Accordingly, the proposal would positively contribute to a mix of units at the site, providing both a 1 and 2-bed unit as part of the scheme. Accordingly, the proposals are in line with Policy CR6i). A planning condition will secure the mix of units as proposed.

Affordable Housing

In line with Policy H3 and the Affordable Housing SPD the applicant has submitted valuations from two local estate agents. This is to generate the financial contribution to enable the equivalent of 10% of the housing to be provided as affordable housing in the Borough. On this basis, as per the Valuations advice in section 4 above, a negotiated financial contribution of £33,750 has been agreed and will be secured. With the above contribution secured via legal agreement, the proposals are policy compliant, making an appropriate contribution towards affordable housing to meet the needs of Reading. The affordable housing obligation would comply with the National Planning Policy Framework and Community Infrastructure Levy (CIL) in that it would be: i) necessary to make the development acceptable in planning terms, ii) directly related to the development and iii) fairly and reasonably related in scale and kind to the development.

Design, including impact on heritage assets

In addition to the comments summarised in the CUDO observations above, it is considered that the proposed works have been approached in a sensitive manner, protecting and enhancing the significance of the heritage asset, striking an appropriate balance between works to bring the building up to modern day standards (noting its decaying nature at present in a number of areas) without compromising the historic character of the building. In a number of instances insensitive

non-original additions are being removed, with appropriately detailed elements being introduced to bring about an overall enhancement. New elements include the extension of the roof level accommodation (to create a single whole unit at this point, with a relatively small terrace proposed on the east (side) elevation) and the provision / extension of lightwells to enable a residential unit to be created at basement level. Such interventions will increase the number of separate units at the site, thereby assisting in the upgrade of the existing units at the site too, all in an attempt to ensure a viable long-term future for the building.

Further to the site visit during the course of the application some refinements to the scheme have been made to address and respond positively to suggested improvements by the Council's CUDO. These have been embraced by the applicant, with revised plans forthcoming, in order to improve the proposals and ensure compliance with Policies EN1, EN3 and CC7.

With specific regard to Policy EN5, the proposals are not considered to harm either of the significant views with heritage interest the site is located within, namely view 4 northwards down Russell Street towards the neighbouring Church of the Holy Trinity (as the roof works on the east elevation will be behind the front (south) roof pitch of the existing building, meaning it will not be visible to the south) and view 6 southwards down St Annes Road towards Downshire Square (given the modest interventions at roof level).

The conservation and repair work proposed to be carried out to building is considered to align with the objectives of the HSHAZ, which the site is located within.

During the course of the application the applicant has submitted a variety of detailed plans, in addition to those submitted at the outset of the application (which also included a detailed photographic survey of the building), in an attempt to preclude the need for conditions originally recommended by the CUDO in terms of windows, doors, external porch entrance on the south elevation, rooflights, lightwells and the roof balustrade. These have been assessed by the Council's CUDO, who has confirmed contention with the plans and information submitted. Accordingly, the detailed level 2 recording condition and those securing specific details of various components of the proposals are not considered to be required in this instance, as the information submitted at application stage satisfies this. Instead, these details will be listed in the 'approved plans condition' as part of the listed building consent application, thereby ensuring the proposals will be carried out in accordance with the details submitted at application stage. The exception to this is in respect of samples and manufacturer details of the newly proposed external materials being submitted prior to the commencement of the relevant works (e.g. the standing seam dormer on the east elevation roofslope), to ensure the design quality and appropriateness of the newly proposed elements of the proposals.

As well as the proposed works to the listed building itself (both internally and externally), a range of works are also proposed within the remainder of the site. This includes a new railing along the eastern boundary with the church, a new stone pier midway into the site off the Oxford Road entrance, new railings (to replace the existing wall) and gate on the Oxford Road frontage, replacement entrance gates on the Trinity Place entrance and a new cycle store structure in the south-west corner of the site, close to the boundary with Trinity Place and Odd Fellows Hall. The Council's CUDO raises no concerns with any element of these proposed works in the remainder of the site, with details having been submitted with the submission to avoid the need for further details to be secured via condition. Instead, the plans submitted will be referenced on the decision and within the list of plans the proposal shall adhere to.

The proposed works are not considered to unduly compromise the ability of the land to the east of the site coming forward in the manner anticipated through the site allocation (Policy CR12c). Whilst it is acknowledged that new openings and a small terrace are proposed on the east elevation of the building, facing towards the boundary with the allocated land, the existing presence of the listed building and existing openings means that this constraint already exists for any future neighbouring development. Therefore, these proposals would not significantly hinder the neighbouring site being developed in the future.

Therefore in overall terms the proposals are considered appropriate from a design and heritage perspective, with samples/manufacturer details of new materials being secured via condition, together with compliance conditions ensuring the proposals are carried out in accordance with the various details submitted at application stage and that all new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Quality of accommodation

The proposed units, both those newly created and the remodelled existing units, would provide a suitable standard of accommodation for future occupiers. Considering the basement unit first, this would be a relatively spacious (>100sqm) 2-bed unit, with both bedrooms including walk-in wardrobes and en-suites. It is acknowledged that, inevitably given the basement location, access to natural light will be constrained, but during the course of the application improvements have been incorporated. First, bedroom 1 was originally proposed to be served by a single north-facing window. This has been altered through a revision to the proposal, with the provision of a west-facing lightwell and bay window. Although the depth of the lightwell is limited, in the context of the listed nature of the building, it would provide adequate access to day/sunlight and provide sufficient outlook. In terms of bedroom 2, the depth of the lightwell has increased and the amount of glazing has also improved during the application. Hence, following revisions, adequate day/sunlight and outlook would now be provided. The living room/kitchen would provide suitable outlook and day/sunlight too. The basement location within a listed building also creates an inherent difficulty in relation to providing level access into this unit. As such, it is accepted that this unit cannot provide level access and this too is the case in relation to the other units at the site, owing to the stepped approaches into the listed building making this practically difficult to achieve.

In terms of the first and second floors, the alterations in comparison with existing are fairly limited, but the internal alterations which are included are all considered to improve the standard of accommodation for occupiers. The remodelling of the maisonette at first/second floor level into a single flat at first floor level frees up space for a separate additional residential unit being created at second floor level. The open plan living/dining/kitchen is noted to only include a glazed door and tiny window, meaning natural outlook will be limited. This is mainly a consequence of the listed nature of the building and the requirement for additions to be modest and sensitive to the heritage asset. In addition, the space will also be complimented by 4 rooflights, thereby assisting access to day/sunlight and thereby helping make the standard of accommodation at this point to be suitable. Both bedrooms will be served by south-facing windows, similar to the existing arrangement. This unit will also have access to a small external terrace at second floor level, which is another positive feature for future occupiers. All occupiers will have access to the generously sized shared amenity space at the site too.

From an Environmental Protection perspective, as per the observations above, no air quality issues are envisaged and initial noise matters raised have been addressed through the application with the submission of further information.

It is also noted that units 1 and 6 will have single off-street vehicular parking spaces (in the area of existing off-street parking at the site), with two separate spaces shared by units 2-5. Each unit will also have a single cycle storage space within a standalone structure within the amenity area, with sufficient bin storage being provided for all units too at the site and suitably located, as per RBC Waste Services comments.

The proposed landscaping scheme will in overall terms approve the standard of accommodation for future occupiers. The proposed landscaping plan references a series of exterior lighting features throughout the space (whereas in contrast the proposed site plan does not show this level of detail), assisting occupiers when entering the site via Oxford Road and accessing/using the cycle and waste storage areas for example. No details in respect of the proposed lighting have been submitted at application stage and therefore details will be secured via a pre-occupation condition.

In summary, whilst there are some shortfalls in the proposed accommodation, in overall terms a suitable standard of accommodation is considered to be provided for future occupiers.

For clarity purposes, strictly speaking the proposals are not considered to constitute a 'residential conversion', as per Policy H8 and the Residential Conversions SPD (2023). This is as the site already consists of four flats (having historically undertaken conversion from the use associated with the neighbouring church) and seeks an extension at roof level and utilisation of the basement to facilitate remodelled and extended accommodation at the building to provide further units. As such, the conversions checklist is not engaged, although in practice the proposal overwhelmingly adheres to such checklist items in any event.

Amenity for nearby occupiers

First, the basement, ground and first floor works (including the separate cycle store structure) are considered to be of a relatively minor nature, within the confines of a building which is largely surrounded by significant boundary treatments, for there to be no adverse amenity impacts for any neighbouring (e.g. flats to the north and west of the site at 10 Trinity Place and Cherwell Crescent) or nearby occupier from the proposed works at these levels.

At second floor/roof level, it is acknowledged that the proposal would introduce a small amount of additional built form and introduce a window and roof terrace on the east side elevation. The additions and alternations at this part of the building are not considered to be visually dominate or overbearing in any way, nor unreasonably restrict day/sunlight or harm outlook. In terms of noise and disturbance, the size of the terrace has been reduced during the application and is considered to be fairly limited in size following revisions (2.5m x 2m), which downplays any detrimental impact likely to be possible at this point (it is necessary to secure a condition whereby only the terrace area as shown will be used for such purposes, to protect amenity).

In terms of overlooking and privacy matters, the new window/doors leading out to the terrace are set back from the eastern boundary of the site, as is the terrace itself (following revisions). Whilst this would introduce a new source for potential overlooking to land to the east (which is allocated for redevelopment for largely residential uses under Policy CR12c), this needs to be considered within the context of that currently possible from ground and first floor already. In overall terms the proposed additions at second floor level are not considered to give rise to a significant detrimental impact to the future living environment of any possible future occupier close to the site if/when this part of the Policy CR12c site comes forward. Looking at it from the opposite perspective, the presence of the proposed window/door and terrace at second floor level is not considered to compromise the ability of the neighbouring site coming forward in the future, with in practice the setting of this listed building being likely to be needed to be carefully considered if/when any scheme comes forward.

In terms of lighting, vibrations, dust and fumes, smells and crime and safety, it is considered that the satisfactory CMS submitted during the course of the application will assist in ensuring these impacts are minimised through the construction period. This is for the benefit of both nearby occupiers/users and the general public passing by on the busy Oxford Road. In overall terms it is considered that the amenity of nearby occupiers will be protected, in line with Policy CC8. Accordingly, the amenity impacts of the proposals are considered to comply with Policy CC8.

Trees, landscaping, ecology and biodiversity

As per the Natural Environment officer comments above, during the course of the application further/revised details to support the proposed tree works at the site were submitted and considered appropriate, with these to be secured via a compliance condition. In terms of the proposed landscaping, during the course of the application a series of correspondence ultimately resulted in the submission of suitable hard and soft landscaping details. As such, a compliance condition for the proposals to be carried out in accordance with the approved details is recommended, together with a provision that if any trees die within 5 years they should be

replaced. A final landscape based condition is in respect of the provision of lighting details, as the soft landscape plans make references to a variety of outdoor lighting, but these are not shown on the site plans and no details have been supplied, so further details will be secured via condition. With these matters secured, the proposals are supported from a Natural Environment perspective.

From an ecology perspective, the Council's Ecology consultant has confirmed (as per observations above), following the submission of additional information during the course of the application, that the proposals are acceptable in this regard. A condition will be included to manage the clearance of any vegetation so that it protects any bird nesting taking place at the site.

Transport

As per the transport observations above, the proposals are considered to be appropriate from a transport and highways perspective, subject to a number of conditions being secured as part of the planning permission. During the course of the application additional waste and construction details were submitted, altering the originally intended conditions to be compliance based rather than requiring more details to be submitted as originally proposed.

Sustainability/energy

Only relatively limited information has been submitted in respect of the sustainability/energy components of the scheme. In this instance, in order to adhere to Policy CC2 in particular, it is considered that the converted/extended basement and roof level units are required to meet BREEAM 'Very Good' standard as a minimum. No BREEAM pre-assessment has been submitted with the application. Instead some commentary specifying that a fabric first approach has been provided. In this regard it is acknowledged that the listed nature of the existing building at the site results in an additional challenge in respect of meeting the required standards, as changes to meet sustainability targets could alter the special character and appearance of the building. However, in this first instance it will be sought for the usual BREEAM standard ('Very Good') to be met in relation to both newly created units, with evidence needing to be submitted to justify a lower standard should this be proposed in due course.

Two planning conditions are recommended to secure the BREEAM Very Good rating in practice. The first relates to securing an Interim BREEAM Very Good rating Certificate at the pre-commencement stage. The second will secure a Final BREEAM Excellent rating Certificate prior to the first occupation of the basement or second/roof level unit. These conditions are necessary to ensure the development is carried out in accordance with sustainable building standards, adhering to both Policy CC2 and the guidance within the Sustainable Design and Construction SPD.

Conditions

A series of pre-commencement conditions were originally anticipated, but during the course of the application various details have been submitted to remove the requirement for details to be submitted (instead compliance conditions would be included). However, a pre-commencement condition in respect of the interim BREEAM assessment is considered to be required. In line with section 100ZA(5) of the Town and Country Planning Act the wording of this condition was sought to be agreed with the agent (on behalf of the applicant) prior to the determination of the application (email from officer to agent on 22/05/2023). The agent was advised that, in line with the regulations, a substantive response or written agreement to the terms of this proposed pre-commencement condition was required within 10 working days (i.e. by Tuesday 6th June). No direct response was received in relation to the condition within this timeframe. In such circumstances they are effectively agreed by default by the applicant, with the local planning authority permitted to proceed with the inclusion of the condition in line with section 2 (1) of The Town and Country Planning (Pre-commencement Conditions) Regulations 2018.

Legal Agreement

As per the affordable housing section of the report above, a financial contribution towards affordable housing will be secured via legal agreement and this meets the NPPF/CIL tests. Furthermore, as explained in the site description section of this report above, in this specific case this will take the form of a unilateral undertaking in this case, as at the time of writing the Council owns a small portion of the application site.

7. CONCLUSION

In terms of the planning balance in this instance, the benefits of the proposals are considered to outweigh any shortfalls of the scheme. In particular, the provision of additional residential units and the sensitively designed amendments and additions to the listed building, helping to sustain and enhance the significance of the asset, which based on the officer site visit is evidently in need of improvement, are amongst the benefits. The totality of the benefits outweigh small shortcomings, such as the somewhat constrained access to outlook and day/sunlight of the proposed basement unit.

Therefore, in conclusion, the proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted, subject to conditions and the completion of a legal agreement (in this instance a unilateral undertaking) to secure the following:

- A financial contribution towards affordable housing elsewhere in the Borough of £33,750

Listed building consent is similarly considered to be acceptable and can be granted subject to conditions.

8. RECOMMENDATION

Grant Planning Permission subject to the completion of a unilateral undertaking legal agreement and conditions

Grant Listed Building Consent subject to conditions

Recommended Conditions:

Planning permission 220486:

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:

18009-PL-17 Rev A Existing & Proposed Boundary Wall Elevations
18009-PL-27 Proposed Cycle Store Street Elevation
As received 25/07/2022

18009-PL-10 Rev D Proposed First Floor Plan
18009-PL-11 Rev E Proposed Second Floor Plan
18009-PL-12 Rev D Proposed Roof Plan
18009-PL-14 Rev C Proposed South Elevation
18009-PL-48 Proposed Rooflight Details
As all received on 17/04/2023

18009-PL-03 Rev C Proposed Site Plan
18009-PL-08 Rev F Proposed Lwr.Ground Floor Plan
18009-PL-09 Rev E Proposed Ground Floor Plan
18009-PL-13 Rev D Proposed West Elevation
18009-PL-15 Rev E Proposed East Elevation
18009-PL-16 Rev D Proposed North Elevation
18009-PL-18 Rev B Proposed Cycle Store Elevations
18009-PL-24 Rev A Proposed North Elevation
18009-PL-25 Rev A Proposed Section AA & BB
18009-PL-26 Rev A Proposed Lightwell Sections
18009-PL-30 Proposed Bin Store Plan, Elevations & Section FF
As received 03/05/2023

01 Electrical Cabling Water Supply Routes Issue A
P3 Planting Area Main Garden Issue D
Carlisle House 2023 Garden Design Garden Support Statement Soft Landscaping Information by G.A. Adair dated 06/06/2023
P1 and P2 Courtyard entrance Yew buttressed Path Issue E
P4 Planting By House Issue C
P5 Planting P5 Issue C
002 Landscape Design Carlisle House Issue G
As received on 13/06/2023

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. Prior to the commencement of the relevant works a schedule of all new materials to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. Details shall include samples of the newly proposed materials (to be provided on site - approved details to then be retained on site throughout the duration of the construction of the development) and manufacturer's specification details of newly proposed external materials (to be submitted to the Local Planning Authority). 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.

4. No change to the unit mix – 4 x 1-bedroom and 2 x 2-bedroom units - shall be made to the development hereby permitted without written approval from the Local Planning Authority.

Reason: In order to ensure that the proposed development provides an appropriate range of housing opportunities / dwelling types to meeting requirements for different groups, in accordance with Policy H2 of the Reading Borough Local Plan 2019.

5. The flat roof areas of the building hereby permitted shall not be used as balconies, terraces, roof gardens or similar amenity areas without the grant of further specific planning permission from the Local Planning Authority, unless where shown as amenity areas on the plans hereby approved in Condition 2 above.

Reason: To safeguard the amenities of the adjoining premises from overlooking, loss of privacy and noise and disturbance, in accordance with Policies CC8 and CR6 of the Reading Borough Local Plan 2019.

6. The measures within the approved Construction Method Statement by Weston + Co Architects Ref 18009_9.11_23.05.09 & 18009-PL-31 Rev A Proposed Construction Site Setup Plan, as

both received 09/05/2023 shall be adhered to throughout the whole of the construction period unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policies CC8 and TR3 of the Reading Borough Local Plan 2019.

7. Prior to the first occupation of either the basement or second floor residential units hereby approved, the bicycle parking facility shall be provided in accordance with the plans hereby approved (18009-PL-03 Rev C Proposed Site Plan & 18009-PL-18 Rev B Proposed Cycle Store Elevations, as received 03/05/2023). 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 Local Plan 2019.

8. Prior to the first occupation of either the basement or second floor residential units hereby approved, the refuse and recycling storage facilities shall be implemented fully in accordance with those details shown on the approved plans (18009-PL-03 Rev C Proposed Site Plan & 18009-PL-30 Proposed Bin Store Plan, Elevations & Section FF, as received 03/05/2023). () and shall thereafter be retained for use by occupiers of the building at all times.

Reason: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policies CC7 and CR2 of the Reading Borough Local Plan 2019.

9. No residential unit hereby approved shall be occupied until the Local Planning Authority has been notified in writing of the full postal address of the unit(s) hereby approved. The notification shall be sent to the Local Planning Authority quoting the application reference specified on this Notice.

Reason: In order that the Council can update its records to ensure that parking permits are not automatically issued to the occupiers of the new residential units hereby approved, and thus 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, in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

10. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

Reason: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of 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 area, in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

11. 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 by Accon UK Ref A4865/N/01 dated and received

16/01/2023, Email from Accon UK 'Carlisle House', dated 09/03/2023, as received 26/04/2023; Email from Accon UK 'Carlisle House', dated and received 26/04/2023; Email from Accon UK 'RE: Carlisle House, 118 Oxford Rd, Reading - Noise Reduction / Glazing Matters (220486/220487) (Your ref 18009.6.1)', dated and received 02/05/2023)

Reason: In order to protect the amenity of future occupants of the proposed development in accordance with Policies CC8 and CR6 of the Reading Borough Local Plan 2019.

12. 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.

13. No materials or green waste produced as a result of the partial 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.

14. * No development shall commence on site until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating 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.

15. Prior to first occupation of the development hereby approved, 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 has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in condition 14.

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.

16. All trees, hedges and shrubs or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with wildlife legislation and Policy EN12 of the Reading Borough Local Plan 2019.

17. Prior to the first occupation of either the basement or second floor residential units hereby approved, 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 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 the first occupation of either the basement or second floor residential units hereby approved 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, enhance the appearance of the development and protect wildlife and landscaping in accordance with Policies CC7, CC8, CR2 and EN14 of the Reading Borough Local Plan 2019.

18. Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Report and Method Statement / Tree Protection Plan - Arboricultural Method Statement by SJ Stephens Associates Ref 1621 dated 04/05/2023 and Tree Protection Plan 1621-02 Rev B, as both received on 09/05/2023. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

19. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents (01 Electrical Cabling Water Supply Routes Issue A; P3 Planting Area Main Garden Issue D; Carlisle House 2023 Garden Design Garden Support Statement Soft Landscaping Information by G.A. Adair dated 06/06/2023; P1 and P2 Courtyard entrance Yew buttressed Path Issue E; P4 Planting By House Issue C; P5 Planting P5 Issue C; 002 Landscape Design Carlisle House Issue G, as all received on 13/06/2023). The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with 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: In order to ensure the satisfactory implementation of the landscaping hereby approved in accordance with Policies CC7, CR2, EN12 and EN14 of the Reading Borough Local Plan 2019.

Informatives

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. 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.

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.

4. A Legal Agreement has been completed for this development. A copy of the 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. 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

7. 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

8. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

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.

10. The occupiers of the residential unit(s) 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.
11. You are advised that only tree works included within the approved Tree Survey/Arboricultural Method Statement are approved by virtue of this consent. Any other works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.

Listed Building Consent 220487

1. The works hereby permitted shall begin no later than three years from the date of this consent.

REASON: In accordance with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans or specifications:

18009-PL-17 Rev A Existing & Proposed Boundary Wall Elevations
18009-PL-27 Proposed Cycle Store Street Elevation
CR_CRSF_LS_B Recessed Flush Conservation Rooflight Detail
As received 25/07/2022

Photographic Survey by Weston + Co Architects Ref 18009.9.1_22.03.25_PS
As received 31/03/2022

18009-PL-10 Rev D Proposed First Floor Plan
18009-PL-11 Rev E Proposed Second Floor Plan
18009-PL-12 Rev D Proposed Roof Plan
18009-PL-14 Rev C Proposed South Elevation
18009-PL-32 Drawing & Photographic Recording - Existing Door D-G-03
18009-PL-33 Drawing & Photographic Recording - Ex.Storage Cupboard & Doors D-F-06, 16 & 17
18009-PL-34 Drawing & Photographic Recording - Existing Splayed Partition & Door D-F-07
18009-PL-35 Drawing & Photographic Recording - Existing Basement External Steps
18009-PL-36 Drawing & Photographic Recording - Existing Non-Original Cornice & Frieze
18009-PL-37 Drawing & Photographic Recording - Existing Second Floor Dormer Volume
18009-PL-46 Proposed Entrance Canopy Details
18009-PL-48 Proposed Rooflight Details
As all received on 17/04/2023

18009-PL-01 Rev A Location & Block Plans
18009-PL-03 Rev C Proposed Site Plan
18009-PL-08 Rev F Proposed Lwr.Ground Floor Plan
18009-PL-09 Rev E Proposed Ground Floor Plan
18009-PL-13 Rev D Proposed West Elevation
18009-PL-15 Rev E Proposed East Elevation
18009-PL-16 Rev D Proposed North Elevation
18009-PL-18 Rev B Proposed Cycle Store Elevations
18009-PL-24 Rev A Proposed North Elevation
18009-PL-25 Rev A Proposed Section AA & BB

18009-PL-26 Rev A Proposed Lightwell Sections
18009-PL-30 Proposed Bin Store Plan, Elevations & Section FF
18009-PL-38 Rev A Existing & Proposed Windows (1) W-B-06
18009-PL-39 Rev A Existing & Proposed Windows (2) W-B-05
18009-PL-40 Rev A Existing & Proposed Windows (3) W-B-02 & 03
18009-PL-41 Rev A Existing & Proposed Windows (4) W-B-04
18009-PL-42 Rev A Existing & Proposed Windows (5) W-B-07
18009-PL-43 Rev A Existing & Proposed Windows (6) W-B-01
18009-PL-44 Rev A Existing & Proposed Entrance Doors (1) D-B-01
18009-PL-45 Rev A Proposed Entrance Doors (2) D-G-01
18009-PL-47 Rev A Proposed Flat 1 Bay Window & Lightwell Details
As received 03/05/2023

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the Listed Building Consent hereby approved and in order to protect the special historic and architectural character of the listed building, in accordance with Policy EN1 of the Reading Local Plan 2019.

3. All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

REASON: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

Informatives:

1. Officers have worked positively and proactively with the applicant to determine the application within the agreed extended timeframes in conjunction with the associated application for full planning permission.
2. For the avoidance of doubt, no other works are approved except those as authorised by this Consent. Any other works required to the Listed Building may require a separate application for Listed Building Consent and/or an application for Permitted Works to a Listed Building.