

DELEGATED APPLICATION REPORTS

Ward: Abbey

App Ref: a) 211664/FUL, b) 211665/LBC

Address: 13 - 16 Market Place, Reading, RG1 2EG

Proposals: a) Demolition of existing ground and first floor additions and erection of a replacement rear extension at basement and ground floor level and associated works, all associated with Class E use (amended description).

b) Various internal and external works associated with the demolition of existing ground and first floor additions and erection of a replacement rear extension at basement and ground floor level and associated works (amended description).

Case Officer: Mr Jonathan Markwell

Applicant: Eurospeak Academy Ltd

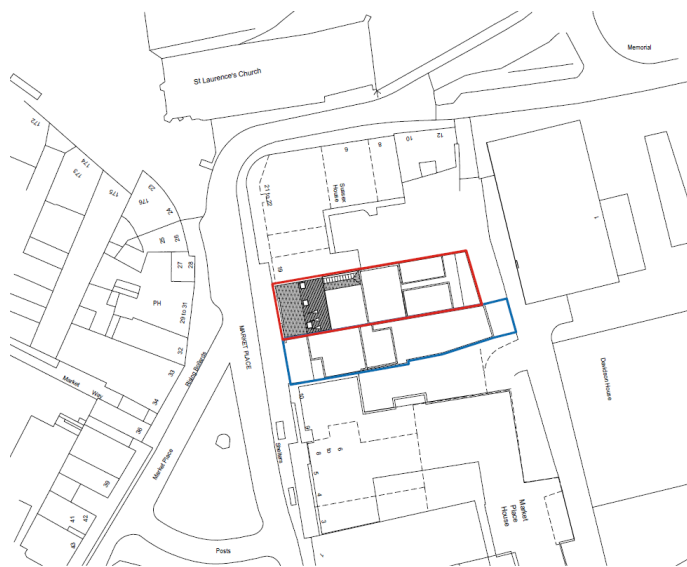
Dates received (valid from): 7 October 2021

Target Decision dates: Originally 19 January 2022, but an extension of time was subsequently agreed until 29 June 2022

1. INTRODUCTION

1.1 The application site is located on the east side of Market Place and comprises the now vacant NatWest Bank building (which closed on 16th January 2020). It is Grade II Listed and is situated in the Market Place/London Street Conservation Area. The site is within the Central Reading Area and close by to a number of other listed buildings and structures.

1.2 Market Place is specified as a significant open space and there are specified important views from the south looking north / north-west through Market Place. There are a variety of listed buildings / structures surrounding Market Place, including opposite the site to the west. The neighbouring (to the south) 11-12, 9-10, 6-8 and 4-5 Market Place are all unlisted / not identified as being of townscape merit. As per the site location plan (blue line specified on the plan) the neighbouring site to the south (No's 11-12) is under the same ownership as the application site, but is not part of the application proposals.



1.3 As well as being within the Central Reading Area, the site is also within the following areas:

- Designated primary frontage in Central Reading (Policy CR7)
- Abbey Quarter Area (Policy CR15)

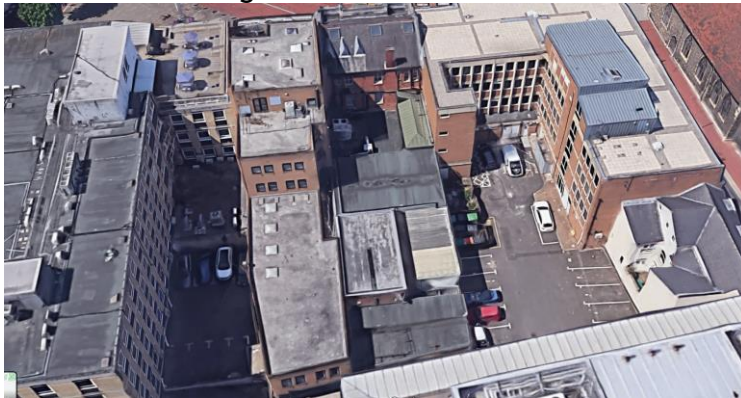
- Within the primary shopping area (Policy CR1)
- Within the office core (Policy CR1)
- Within the central core (Policy CR1)
- Within an area of archaeological potential (Policy EN2)
- Within an air quality management area (Policy EN15)
- Within a smoke control zone
- Within the [Reading High Street Heritage Action Zone](#)

1.4 In addition, the following is also of relevance:

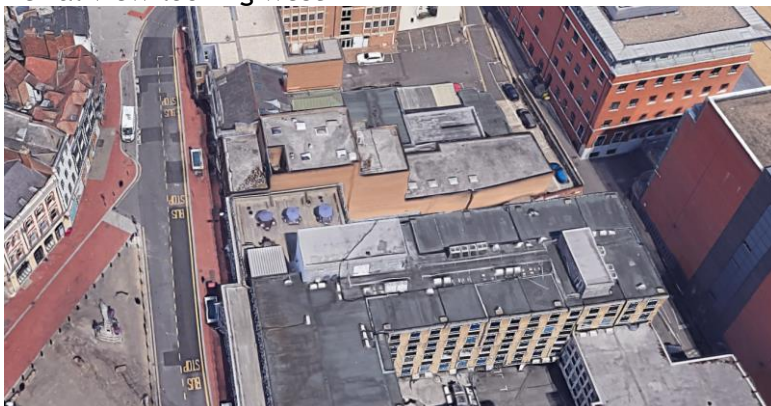
- Market Place is part of the classified highway network (Policy TR3)
- Market Place is part of a cycle route (Policy TR4)
- Land to the south of the site is allocated in the Local Plan under Policy CR14e (3-10 Market Place, Abbey Hall and Abbey Square), for retail and related uses at ground floor and residential/offices on the upper floors, designed to enhance the conservation area and possibly provide a pedestrian link between Market Place and Forbury Square / Abbey Square, rear servicing and preservation of historic building line.



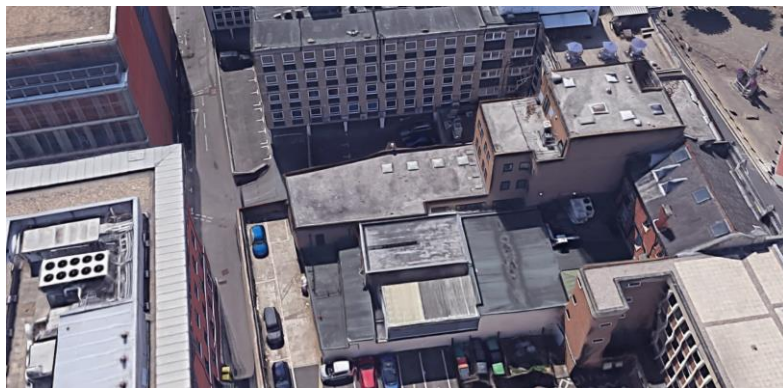
Aerial view looking east



Aerial view looking west



Aerial view looking north



Aerial view looking south

2. PROPOSAL AND SUPPORTING INFORMATION

2.1 The proposed development seeks planning permission for a number of works, summarised as:

- Demolition of the existing ground and first floor additions to the rear of the existing building
- Erection of a replacement rear extension at ground floor level
- Excavation of a basement level extension towards the rear of the site, accessed independently at the newly proposed ground level and completely separate from the existing basement level
- The use at existing basement and replacement ground floor level and all the upper floors would be Class E (commercial, business and service), as per the most recent use (see relevant history above)
- The remodelled ground floor will include a set of three openings to the rear, comprising a fire escape and access to a commercial cycle store and commercial bin store.
- The proposed plans include an annotation stating that on the front elevation at ground floor level the ATM stone surrounds will be removed and the front windows replaced.
- On the rear elevation at first floor level a new window is proposed in place of the existing opening which is to be removed as part of the demolition works.

2.2 As a listed building, separate listed building consent is required for the demolition and construction works detailed above. There are also some internal works proposed, beyond those approved separately in 2020 / 2021 (see relevant history section). This includes the removal of the internal stair between ground and first and second floors and the refurbishment of the first and second floors of the main building (windows retained as existing).

2.3 At the outset of the application the proposals also sought a 1/2/3rd floor rear extension to the original building, which was proposed to facilitate the creation (and change of use associated with the upper floors of the remaining part of the main building) of 9 residential units. These works would also have resulted in the removal of the existing upper floor rear elevation windows to the main building. Following a series of officer concerns on these elements of the proposals the applicant omitted these parts of the proposals during the course of the application. The extension at basement floor level was not originally proposed, but was introduced when revisions to the scheme were received on 17/18 May 2022.

2.4 Plans and information considered:

21/16/01A - Site Location Plan

21/16/02B - Site Plan

21/16/03C - Existing Plans
21/16/04B - Existing Elevations
21/16/06 - Existing Elevations (2)
As received 24/11/2021

Heritage Statement and Impact Assessment by W.H.H. Van Sickle, B.A., M.Sc.(Pl.), dated 5th October 2021

As received 7/10/21

N.B. This document was not revised during the course of the application, so discusses elements of the proposals originally proposed but omitted during the course of the application. It was considered that the heritage impacts of the amended proposals could be made on the basis of the original document submitted.

Design & Access Statement Including Heritage Statement, and Sustainability Principles by Danks Badnell Architects Ltd, as received 17/05/2022

21/16/20D Rev D Proposed Plans (1)
21/16/21D Rev D Proposed Plans (2)
21/16/22C Rev C Proposed Elevations
21/16/23D Rev D Proposed Elevation and Section
21/16/25 Proposed Demolition Plans
21/16/26A Rev A Proposed Demolition Elevations
21/16/27A Rev A Proposed Demolition Elevations
21/16/28A Rev A Block Plan
21/16/29A Rev A Proposed CIL Plans
As received 18/05/2022

- 2.5 In terms of CIL, the applicant submitted a revised CIL form during the course of the application. The proposed works result in a net decrease of floorspace at the site, totalling -205.5sqm. Accordingly, whilst CIL liable development, the proposals are not chargeable as the proposals are below the 100sqm net increase threshold for being CIL liable.

3. RELEVANT PLANNING HISTORY

Application site

- 3.1 100256/LBC - Refurbishment of defective exterior stonework. Granted 01/04/2010.
- 3.2 191894/LBC - De-commissioning of existing Natwest branch. Removal of non-original fixtures, fittings, furniture and equipment relating to the operation of the branch, as shown on plans by red dashed lines. No works to redecorate. Removal of all associated mechanical and electrical items and making safe. Removal of 3no. external ATMs and filling the apertures with sandstone to match existing. Removal of all signage from external elevation and making good. Granted 27/03/2020.
- 3.3 210874/LBC - Various internal alterations at ground - second floor level, including: removal of remaining partitions, lifts, mechanical and electrical ducts in the ceilings, suspended ceilings, and existing toilets. The blocking up of the existing link stairs. Granted 19/07/2021.

Neighbouring site to the south

- 3.4 890144 - Change of use of ground floor from shop (A1 use class) to offices (A2 use class). Refused 13/10/1989.
- 3.5 890756 - Change of use of ground floor from retail (Class A1) to Estate Agents (Class A2). Refused 14/12/1989.

- 3.6 890972 - Change of use of ground floor from retail (Class A1) to Estate Agents (Class A2). Refused 14/12/1989.
- 3.7 900156 - Illuminated fascia sign. Approved 21/11/1990.
- 3.8 901111 - Externally illuminated fascia sign. Refused 10/02/1991.
- 3.9 991506 - Erection of new fascia sign to be lit by existing spot lighting. Granted 19/10/1999.
- 3.10 051331 - A sign to display the new name of the premises. Replaces existing sign with sign of same size and construction. Approved 28/09/2005.
- 3.11 211312 - Change of use from Class E (1)(offices) to C3 (dwelling houses) to comprise 14 Apartments. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Approved 05/10/2021. Not implemented at the time of writing.
- 3.12 211811 - Change of use of 1st to 4th floors from Class E (offices) to C3 (dwelling houses) to comprise 17 1-bed apartments. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Approved 15/02/2022. Not implemented at the time of writing.
- 3.13 211808 - Front and rear extensions (Class E office space) at fourth floor level, replacement and enlarged upper floor windows on north (side), east (rear) and west (front) elevations, new upper floor windows on south (side) elevation and replacement rooflights above the first floor (rear) level (amended description). Granted 01/04/2022.

6-8 Market Place (nearby site to the south)

- 3.14 210478 - Change of use of part of the ground floor, part basement, and upper floors from office use Class B1(a) to C3, 144 studio apartments. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Refused 13/05/2021. Appeal is underway (Ref APP/E0345/W/21/3284108) and currently pending.
- 3.15 211261 - Change of use of Soane Point from Class B1(a) (offices) to C3 (dwelling houses) to comprise 93 Dwellings. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Prior Approval given 22/09/2021. Not implemented.

20 Market Place (neighbouring site to the north)

- 3.16 111489 - Change of use to permit use within classes A1 (as existing), A2 (financial and professional services), A3 (restaurants and cafes), or A5 (hot food takeaways). Granted 26/01/2012.

21-22 Market Place (nearby site to the north)

- 3.17 200223 - Change of Use from Post Office (Use Class A1) to Flexible Use under The Town and Country Planning (General Permitted Development) Order 2015 (as amended) Schedule 2, Part 3 ,Class V comprising either Shop (Class A1) or Medical Assessment Centre (Class D1). Granted 30/04/2020.

Sussex House, 6 The Forbury (nearby site to the north)

- 3.18 150848 - Application for variation of a Condition 1 (Approved plans) of planning permission 140892/OPA, namely to reduce the number of residential units from 27 to 26 and alter the mix from 18x1 & 9x2-bed units to 16x1, 8x2 & 2x3-bed units. Granted 14/07/2015.

10-12 The Forbury

- 3.19 201870 - Change of use from Class E(g)(i) (formerly B1(a) (office)) to Class C3 (dwelling houses) to provide 4 residential flats. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (amended). Prior approval not required 12/02/2021.
- 3.20 210502 - Change of use of rear ground floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise 1 flat. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Prior approval given 25/05/2021.

4. CONSULTATIONS

- 4.1 Public consultation - Original consultation: The following addresses were consulted by letter on 01/12/2021:

9-10, 11-12, 19, 20, 21 Market Place,
Flats at Sussex House, 6, 8, 10-12 The Forbury

- 4.2 In addition, two site notices were erected on 03/12/2021, expiring on 24/12/2021. A press notice was published on 09/12/2021, expiring on 30/12/2021.

- 4.3 No responses were received.

- 4.4 Given the changes to the scheme (see section 2), re-consultation letters were produced to be sent on 18/05/2022, expiring on 08/06/2022. Two site notices were erected on 19/05/2022, expiring on 09/06/2022. A press notice was published on 26/05/2022, expiring on 16/06/2022.

- 4.5 No responses were received.

- 4.6 **Local Groups** - Reading CAAC was formally consulted and re-consulted. No responses were received.

- 4.7 Internal consultation:

Environmental Protection

- 4.8 Original observations summarised as:

- Noise assessment condition required relating to the residential component of the scheme
- Sound insulation informative between residential units
- Lack of air quality assessment for future residents - either refuse or secure a pre-commencement air quality condition
- CMS dust, noise and pest control condition
- Hours of construction condition
- No bonfires condition
- Details of bin stores condition (prevent rats)

- 4.9 Updated comments following revisions to scheme and re-consultation:

- No noise or air quality assessments are now required following the omission of the proposed residential use
 - The following conditions are still required:
 - CMS dust, noise and pest control condition
 - Hours of construction condition
 - No bonfires condition
 - Details of bin stores condition (prevent rats)
 - The following additional condition is required owing to the basement plan showing an internal plant room is now proposed (element in bold goes beyond the standard wording for this condition):
 - No **external or externally ventilated** mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.
 - REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policies CC8 and EN17 of the Reading Borough Local Plan 2019.
- 4.10 Berkshire Archaeology: Original consultation response - This has a possible archaeological implication, on account of the location of the development site within an area of high potential. The site sits within the core of the historic town of Reading, and lies within the "Abbey Quarter," (therefore falling under Local Plan policy CR15) and within an "Area of High Archaeological Potential," (therefore falling under Local Plan policy EN2).
- 4.11 The documentation submitted with the application makes no mention of possible archaeological implications with the demolition and extension work. It is possible that the works will have no impact on below ground deposits, but this is not categorically stated - whilst the basement portion of the site appears to be unchanged in the plans, the demolition and extension work to the rear of this may conceivably have below ground impacts on areas with previously undisturbed deposits.
- 4.12 As such it is recommended that an archaeological condition is attached should permission be granted, in line with local and national planning policy, on account of the high archaeological potential of the site. In order to assess whether there will indeed be a need for archaeological works, an impact assessment is required to detail the potential survival of below ground deposits on the site and to assess whether the newly proposed works will impact these. Archaeological works may then be required, such as monitoring of the removal of foundations during demolition, and test-pitting/trial trench evaluation following demolition to assess whether construction will impact below ground deposits. The recommended wording for the condition is as follows:

Condition:

No development shall take place until the applicant or their agents or successors in title have secured the implementation of a phased scheme of archaeological works (which may comprise more than one phase of works) in accordance with a

written scheme of investigation, which has been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason:

The site lies within an area of archaeological potential. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough.

4.13 Re-consultation response: Given the proposed extension in size of the existing basement, these changes only add to the justification for an archaeological condition, since these new plans will almost certainly have an increased impact on below ground deposits with archaeological potential. As a result the previous recommendation would not change, advising of attaching an archaeological condition to permission should it be given.

4.14 Transport - Original observations: Summary of comments:

- Car-free development is supportable in this instance
- Cycle parking provision, as proposed, is supported.
- Clarification required as to how the commercial unit will be serviced.
- Cycle parking should be provided for the commercial unit and revised plans are required.
- Further refuse storage / collection details are required.
- A CMS would be required to be secured via condition.
- In principle, Transport do not have any objections as the change of use would not have a material impact on the character of the traffic in the vicinity of the site given the extensive parking restrictions in the area, however clarification is required as the refuse collection arrangements for both the residential and commercial element of the development.

4.15 Re-consultation response: The applicant will need to review all proposed Class E use and provide cycle storage based on worst case provision scenario in accordance with the Councils cycle parking standards. A CMS will be required for the development.

4.16 Conservation and Urban Design Officer (CUDO) - summary of original observations:

- The ground floor rear of the listed building is not original. This includes the first floor louvred plant room, racking storage room, 1980's link and staff breakout area including toilets and kitchen.
- The rear elevation of the main host building is a prominent part of the character and significance of this building. The applicant considers this to be insignificant. However, the rear can be seen when walking along the Forbury footpath, to the north.
- It is noted that the extant building has been severely altered over time, and the only remaining significant built fabric is the external shell of the building (west and east facades including timber framed windows). Any significant detailing on the inside, has almost been completely removed. However, the rear façade is extant, and can still be seen from the rear.
- The covering up of the rear eastern historical wall is of concern, as a major part of the remaining significance and character of the building.
- It is standard conservation best practice for new alterations and additions to be subservient to the host building. This is not what is seen in the current proposed application.
- The proposed extension is too dominant. It is too large and not subservient. Any new addition needs to allow views of the rear elevation. Any new alterations and additions need to be set back and subservient to the host building facing the Market Square.
- Overall the proposed scheme is considered harmful to the listed building and not an enhancement to the surrounding conservation area. It needs to either be withdrawn and

redesigned to allow for the rear elevation to be seen and for any new extension to be more subservient to the host building.

4.17 Re-consultation response: No response, although based on the original observations it is evident that the element of the scheme which raised concern has been omitted, so it is considered that the previous concerns have been resolved to enable the application to be supported.

4.18 External consultation responses:

4.19 Thames Water response in December 2021 (at the time of the original consultation):

4.20 Waste Comments

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021 (**Case officer note: The London Plan is not of relevance in Reading Borough**) Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>.

4.21 The proposed development is located within 15 metres of a strategic sewer. Thames Water requests the following condition to be added to any planning permission.

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

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

4.22 Please read our guide ‘working near our assets’ to ensure your workings will be in line with the necessary processes you need to follow if you’re considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

4.23 As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water’s Risk Management Team by telephoning

02035779483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

- 4.24 Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

4.25 Water Comments

The proposed development is located within 5m of a strategic water main. Thames Water do NOT permit the building over or construction within 5m, of strategic water mains. Thames Water request that the following condition be added to any planning permission.

No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure.

- 4.26 Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk.

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

- 4.28 On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

- 4.29 Re-consultation: No response received.

- 4.30 Historic England - original consultation response: Does not wish to offer any comment. This does not mean that we consider the proposals to be acceptable or unacceptable, simply that we are content for the applications to be determined by the LPA following their own specialist conservation advice.

- 4.31 Re-consultation: No response received.

5. Equality Act 2010:

- 5.1 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.

6. LEGAL AND PLANNING POLICY CONTEXT

- 6.1 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:

6.2 **National Policy**

National Planning Policy Framework 2021
National Planning Practice Guidance

6.3 **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
EN1 Protection and enhancement of the historic environment
EN2 Areas of archaeological significance
EN3 Enhancement of conservation areas
EN6 New Development in a historic context
EN15 Air quality
EN16 Pollution and Water Resources
EM1 Provision of employment development
EM2 Location of new employment development
TR3 Access, Traffic and Highway-related matters
TR4 Cycle Routes and Facilities
TR5 Car and Cycle Parking and Electric Vehicle Charging
RL1 Network and hierarchy of centres
RL2 Scale and location of retail, leisure and culture development
OU5 Shopfronts and Cash Machines
CR1 Definition of Central Reading
CR2 Design in Central Reading
CR4 Leisure, Culture and Tourism in Central Reading
CR5 Drinking Establishments
CR7 Primary frontages in Central Reading
CR14 Other sites for development in Central Reading
CR15 Abbey Quarter Area

6.4 **SPG/SPD & other guidance**

Revised Parking Standards and Design SPD 2011
Sustainable Design and Construction (2019)
Market Place / London Street Conservation Area Appraisal

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)

7. APPRAISAL

7.1 The main considerations relevant to the determination of this application are considered to be:

- Land use principles
- Design, including impact on heritage assets
- Amenity
- Transport
- Sustainability
- Other matters - Archaeology, Thames Water, Conditions

7.2 Accordingly, each main consideration is appraised in turn.

Land use principles

7.3 Following revisions during the course of the application (omitting the originally proposed residential component of the scheme), the proposals have become less complex from a land use principles perspective. As existing the former bank and its associated upper floor offices have a lawful Class E use. This was previously Class A2, but following changes to the Use Class Order in September 2020 the building effectively becomes a Class E building. The proposal is for the building to retain a Class E use, with the applicant clarifying that the entirety of the Class E use (which is split into 11 parts from E(a) to E(g)) is sought throughout:

E(a) Display or retail sale of goods, other than hot food

E(b) Sale of food and drink for consumption (mostly) on the premises

E(c) Provision of:

E(c)(i) Financial services,

E(c)(ii) Professional services (other than health or medical services), or

E(c)(iii) Other appropriate services in a commercial, business or service locality

E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)

E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)

E(f) Creche, day nursery or day centre (not including a residential use)

E(g) Uses which can be carried out in a residential area without detriment to its amenity:

E(g)(i) Offices to carry out any operational or administrative functions,

E(g)(ii) Research and development of products or processes

E(g)(iii) Industrial processes

7.4 There are no land use issues in terms of any Class E use being permitted in principle at basement or upper floor level in this central Reading location. In terms of the ground floor of the building however, whilst there are no in-principle issues with the majority of the various separate Class E uses, with the majority of these aligning with the Policy CR7 equivalent uses permitted in a primary frontage location such as this. However, concerns are raised with the possibility of a Class E (g) (E (g)(i) office, E (g) (ii) R&D & E (g) (iii) industrial processes) use at ground floor, as such uses would not be compatible with the equivalent Policy CC7 permitted uses. Given the proposals effectively seek to re-build the ground floor of the building, it is considered possible and appropriate to manage (if

required) the ground floor use as part of this application, with a condition recommended to specifically stipulate the Class E uses permitted at ground floor level (E(a,b,c,d,e,f) and specifically excluding E(g)). With this condition secured, the proposals are considered appropriate from a land use principle perspective. The officer concerns with the Class E(g) component with the proposals (relating to the ground floor level only) were detailed to the applicant, who confirmed that they would be content with a planning condition specifically excluding a Class E(g) use being permitted at ground floor level.

- 7.5 Linked to this, it is also noted that Policy CR7 states that proposals that result in the loss of A1 or A2 use such that the proportion along the whole frontage falls below 50% will not be permitted. On the basis of paragraph 5.3.30 of the supporting text to the policy it is clarified that the frontage in this instance comprises 23-43 Market Place (west side), 2-4 Butter Market, 46-51 Market Place (south side), 10, 7 & 8 High St, 1-22 Market Place (east side). Based on an officer site visit on 10/06/2022 it was seen that in practice there are 10 x Class A1 (now Class E(a) as per 2020 changes to the use class order) and 3 x Class A2 units (now Class E(c)), thereby comprising 46.4% of units within the frontage of 28 units in total. In terms of the other units, 7 x Class A3 (now E(b)), 2 x Class D1 (now E(e)) and 6 vacant units. If only the occupied units were taken into account, Class A1/A2 would equate to 59.1% of the units. Moreover, based on planning history searches for each of the 28 units within the frontage, the existing lawful uses of the frontage can be calculated. When this is tallied up, 10 x Class E(a) and 9 x Class E(c) units are evident within the frontage, equating to $19/28 = 67.9\%$ of lawful uses within the frontage are in the Class A1 or A2 equivalent uses stated within Policy CR7 (the others were Sui Generis x2 [7.1%], E(b) x 4 [14.2%], E(e) x2 [7.1%] and unknown x1 [3.6%]). Accordingly, on the basis of the lawful uses, the potential loss of a Class E(a) or E(c) use, for the Class E(b), (d), (e) and (f) uses sought at ground floor level would not reduce the percentage to below 50% and therefore is appropriate, noting that the flexible use sought by the applicant means in practice the ground floor use could be a Class E(a) or E (c) use if implemented by the applicant.
- 7.6 Given the location of the site within a primary retail frontage, it is considered necessary and appropriate to secure a condition specifying that the ground floor frontage should retain an active frontage, to assist the vitality and viability of the centre.

Design, including impact on heritage assets

- 7.7 At the outset of the application the proposals involved a replacement ground floor extension which covers the same footprint as that existing and a significant upper floor extension. The Council's CUDO raised significant concerns with the upper floor works, which resulted in the omission of this element of the scheme during the course of the application. No concerns were/are raised in relation to the replacement ground floor extension (owing to the existing context being comparable), nor the basement extension introduced during the course of the application (which is entirely separate from the existing basement) and by its nature would not be visible from the public realm. In comparison with the existing context, the proposal actually marks an improvement on the setting of the listed building, with the original rear elevation being more open to views as a result of the removal of the existing non-original upper floor rear additions.
- 7.8 In terms of the replacement ground floor extension, this is shown as comprising brickwork and appears similar in colour to the existing building to satisfactorily align with the character of the area. However, given the sensitive location of the site, it is considered wholly necessary and reasonable to secure details of the proposed materials, together with roof materials, windows and doors, by condition (attached to the listed building consent) to ensure that the design quality of the scheme is suitable in relation to the listed building (and wider conservation area). As well as the rear ground level works, the need for details to be secured also applies to the other proposed works, namely: a) replacement windows on the front elevation at ground floor level and the removal of the ATM stone surrounds and b) the new rear elevation first floor window. The details shall

ensure that the special architectural and historic interest of the Listed Building is safeguarded.

- 7.9 Accordingly, the proposals meet the tests of Policies EN1, EN3 and EN6 by both protecting and enhancing the setting of the listed building and conserving and enhancing the wider Market Place / London Street Conservation Area, assisting its setting (by removing non-original upper floor elements, thereby opening up views of the original rear elevation of the listed building). Officers have also been mindful of the impact of the proposals on the Abbey Quarter area (Policy CR15), the land allocated for development nearby to the south of the site (Policy CR14e) and the Reading High Street Heritage Action Zone. In short, no adverse impacts would occur to the Abbey Quarter area as a result of the proposed works. It is instead considered that the proposals would result in a modest improvement in comparison with existing. In terms of the site allocation to the close-by to the south, the proposals are not considered to unduly compromise the ability of that site coming forward in the nature intended in the local plan. In terms of the Reading High Street Heritage Action Zone, there is no adverse impact on the Market Place elevation, with the works to the rear considered an improvement when compared with the existing arrangement.

Amenity

- 7.10 Considering outlook, visual dominance, overbearing / sense of enclosure and day/sunlight considerations first, the proposed works result in a lesser impact than existing, given the removal of existing upper floor elements. In terms of overlooking and privacy matters, it is acknowledged that a large expanse of flat roof is created by the proposed development. As a consequence, it is considered necessary to include a condition detailing that this should not be used as a roof terrace, to protect the amenity of nearby occupiers and users.
- 7.11 Given the varied nature of Class E, a number of specific conditions relating to specific possible future uses are necessary and required to protect amenity of nearby occupiers / users and the area generally. More specifically, this relates to the provision of an odour assessment prior to any Class E (b) use, a noise assessment prior to any Class E (d) gym use. More generally, no externally located or externally ventilated mechanical plant shall be installed until a noise assessment has been submitted/approved. Moreover, an hours of use condition relating to any future proposed use is considered reasonable and necessary. This shall specify that no part of the building shall be used by members of the public outside the hours of 07:00 hours to 23:00 hours on Mondays to Saturdays and 08:00 hours to 20:00 hours on Sundays, Bank Holidays and other statutory holidays. This is in order to protect local residents and users of the area in general from unreasonable disturbance arising from the use(s).
- 7.12 At construction stage a number of conditions are also required to protect amenity, such as the CMS, hours of construction/demolition and there being no burning of waste on site during this time. In overall terms it is considered that the amenity of existing and future nearby occupiers will be protected with the various conditions recommended, in line with Policy CC8.

Transport

- 7.13 RBC Transport, as per section 4 above, have provided comments on both the original and revised proposals. The reconfiguration of the space for a variety of possible Class E uses raises no overriding transport concerns in terms of impacts on parking, as no on-street parking is possible in this central Reading location. Put another way, Transport do not have any objections as the change of use would not have a material impact on the character of the traffic in the vicinity of the site given the extensive parking restrictions in the area. In terms of servicing, it is considered that this would be possible, mindful of

the Market Place restrictions, to the rear as shown on the plans/information submitted by the applicant.

- 7.14 A pre-commencement CMS (as already referenced in the amenity section above) is required given the level and nature of works proposed in a constrained central Reading location.
- 7.15 Given the floorspaces involved (1040sqm in total, of which 533sqm is at ground floor level, as per information provided by the applicant) and the range of Class E uses proposed, it is difficult to accurately calculate whether sufficient cycle parking (3 sheffield stands, provided 6 spaces are shown at the rear of the proposed replacement ground floor) is provided, given the differing standards within the Parking Standards and Design SPD (and some of the standards being based on floorspace and others also based on the number of staff - which is unspecified at this juncture). In the circumstances it is considered reasonable and necessary to secure details of the proposed cycle parking provision prior to the future occupation of each future occupier(s) at the building, to ensure that sufficient cycle parking is provided in each instance. A similar condition is also recommended in terms of refuse and recycling storage, as given the range of Class E uses possible, this could result in differing refuse and recycling requirements. Hence, this will also be secured via pre-occupation condition, with this also specifying measures to prevent pests and vermin, in line with Environmental Protection comments.
- 7.16 With these conditions secured the proposals are appropriate from a transport perspective.

Sustainability

- 7.17 Policy CC2 requires the design of buildings to use energy, water, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change. Non-residential minor developments, such as that proposed (given the proposals involve the demolition and re-build of the ground floor of the building and a newly excavated area at basement level), are required to meet BREEAM 'very good' to demonstrate this. As part of the application submission the applicant has specified that the project will surpass Part L requirements and utilise a centralised air source heat pump system. The applicant also states that as part of a thermal update of the building u-values will surpass building regulation requirements. Whilst such commentary is generally welcomed, to ensure that the proposals actually meet the policy requirements details will be secured via condition. This comprises two separate conditions, one at pre-commencement stage and the other at pre-occupation stage in respect of demonstrating that BREEAM very good will be met in practice. With these conditions secured the proposals will be compliant in these regards.

Other matters

- 7.18 As per paragraphs 4.10 - 4.13 above, Berkshire Archaeology were consulted on the application, given the nature of the works (involving excavation) and the location of the site (within an area with archaeological potential). As per the observations received, a pre-commencement condition is recommended, which will secure details of a scheme of works and the implementation of these. With this secured, the proposals are satisfactory from an archaeological perspective.
- 7.19 As per the consultation response above, Thames Water advise that conditions in relation to piling and proximity of the development with a water main are required. For the reasons specified by Thames Water these are considered to be required, necessary and reasonable (and passes the other tests required of all conditions). A series of other advice has been provided by Thames Water, which are recommended to be included as an informative.

7.20 In line with section 100ZA(5) of the Town and Country Planning Act the wording of the recommended pre-commencement conditions (CMS, initial BREEAM and archaeology) have been agreed with the agent (on behalf of the applicant) prior to the determination of the application (email from officer to agent on 17/06/2022; reply from agent on 20/06/2022).

8. CONCLUSION

8.1 The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and both planning permission and listed building consent can be granted.

9. RECOMMENDATION

9.1 Grant planning permission subject to conditions

9.2 Grant listed building consent subject to conditions

CONDITIONS

Full Planning Permission 211664

1.

TL1 TIME LIMIT (STANDARD)

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.

AP1 APPROVED PLANS

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

21/16/02B - Site Plan

21/16/03C - Existing Plans

21/16/04B - Existing Elevations

21/16/06 - Existing Elevations (2)

As received 24/11/2021

21/16/20D Rev D Proposed Plans (1)

21/16/21D Rev D Proposed Plans (2)

21/16/22C Rev C Proposed Elevations

21/16/23D Rev D Proposed Elevation and Section

21/16/25 Proposed Demolition Plans

21/16/26A Rev A Proposed Demolition Elevations

21/16/27A Rev A Proposed Demolition Elevations

21/16/28A Rev A Block Plan

As received 18/05/2022

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

Active frontages

3.

Notwithstanding the provisions of Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended), the Market Place ground floor windows shall retain 'active window displays' along the length of the frontages, without the installation of window vinyls, roller shutters, or similar which would obscure visibility between the public realm and the unit during the unit's operating hours.

REASON: in the interests of retaining a vibrant and attractive streetscene and improving active surveillance, in line with Policies CC7, CR7, RL1 and OU5 of the Reading Borough Local Plan 2019.

4.

PD8 Use restriction

Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the ground floor of the building shall be used for Class E (a), E (b), E (c), E (d), E (e) or E (f) only and for no other purpose (including any other purpose in the same Use Class of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

REASON: Another alternative use of the premises which may otherwise be permitted by virtue of the above Orders could be harmful to the vitality and viability of the primary frontage within the regional centre, in accordance with Policies RC1 and CR7 of the Reading Borough Local Plan 2019.

5.

SU5 BREEAM NON-RESI - INTERIM (TO BE APPROVED)

* No development associated with demolition and replacement ground floor level 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.

6.

SU6 BREEAM NON-RESI - POST CONSTRUCTION (TO BE APPROVED)

Prior to first occupation of the replacement ground floor level 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 4.

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.

7.

C2 CONSTRUCTION METHOD STATEMENT (TO BE SUBMITTED)

* No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for WHERE REQUIRED:

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

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

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

8.

DC6 CYCLE PARKING (TO BE APPROVED)

Prior to the first occupation of any specific future Class E use at the site hereby approved, a plan showing the provision of an appropriate number and design of cycle parking spaces (as per the RBC Revised Parking Standards and Design SPD 2011, or any successor document, standards for the specific intended use) being satisfactorily provided on site shall be submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of cycles at all times.

REASON: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy TR3 and TR5 of the Reading Borough Local Plan 2019.

9.

DC7 REFUSE AND RECYCLING (TO BE APPROVED)

Prior to the first occupation of any specific future Class E use at the site hereby approved, a plan showing the provision of an appropriate number and design of refuse and recycling storage sufficient for the intended Class E use shall be submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the refuse and recycling store(s). The approved details, including pest and vermin control measures, shall be fully implemented before first occupation or the use first commences, whichever is the sooner, and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained as such.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policies CC5, CC7 and TR3 of the Reading Local Plan 2019.

10.

PD5 USE OF ROOF RESTRICTED

The flat roof area of the replacement ground floor level hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

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

11.

C1 HOURS OF CONSTRUCTION/DEMOLITION

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

REASON: 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.

12.

C4 NO BONFIRES

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

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

13.

N2 MECHANICAL PLANT (NOISE ASSESSMENT REQUIRED)

No externally located or externally ventilated mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

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

14.

Odour assessment in relation to a Class E (b) use

No Class E (b) (Sale of food and drink for consumption (mostly) on the premises) use shall commence on site until an odour assessment has been carried out and a detailed odour management plan to include scaled plans, odour control specifications and a maintenance plan has been submitted to and approved in writing by the Local Planning Authority. Reference shall be made to the DEFRA guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Jan 2005) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the development shall not be carried out other than in accordance with the approved scheme.

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

15.

Hours of use

No part of the building shall be used by members of the public outside the hours of 07:00 hours to 23:00 hours on Mondays to Saturdays and 08:00 hours to 20:00 hours on Sundays, Bank Holidays and other statutory holidays.

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

16.

Noise assessment in respect of any Class E (d) gym use

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

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

17.

AC1 Archaeology

No development, other than demolition to ground level, shall take place within the application area until the applicant, their agents or successors in title have secured and implemented a programme of archaeological field evaluation works (which may comprise more than one phase of works) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The results of the evaluation will inform the preparation of a mitigation strategy (if required) which will be submitted to and approved in writing by the Local Planning Authority. The provision of the approved mitigation strategy will be completed prior to the commencement of the development.

Reason: The site lies within an area of archaeological potential. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough, in accordance with Policies EN1 and EN2 of the Reading Borough Local Plan 2019.

18.

Piling

No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing

by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved Piling Method Statement.

Reason: Thames Water advises that the proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure, and thereby to ensure piling does not harm the water environment, in line with paragraph 174 of the National Planning Policy Framework 2021 and Policies EN16 and EN18 of the Reading Borough Local Plan 2019.

19.

Proximity with a water main

No construction shall take place within 5m of the water main. Prior to the commencement of development (barring demolition) information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: Thames Water advises that the proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure, in accordance with Policies EN16, EN18 and CC8 of the Reading Borough Local Plan 2019.

Informatives

IF1 Positive and Proactive Working - approval

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.

IF2 Pre-commencement conditions

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.

IF3 Highways

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.

IF5 Terms

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.

IF6 Building Control

Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7 Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

IF8 Encroachment

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

I11 Community Infrastructure Levy (CIL)

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 NOT APPLICABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to: http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

Thames Water advise the following:

Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>.

Please read the Thames Water guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

As per Building regulations part H paragraph 2.36, Thames Water requests you incorporate, to prevent sewage flooding, a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater

discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Please read the Thames Water guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk.

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

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Listed Building Consent 211665

LB1 TIME LIMIT LISTED BUILDING (WORKS)

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.

LB2 LISTED BUILDING (WORKS SPECIFICATION)

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

21/16/02B - Site Plan

21/16/03C - Existing Plans

21/16/04B - Existing Elevations

21/16/06 - Existing Elevations (2)

As received 24/11/2021

21/16/20D Rev D Proposed Plans (1)

21/16/21D Rev D Proposed Plans (2)

21/16/22C Rev C Proposed Elevations

21/16/23D Rev D Proposed Elevation and Section

21/16/25 Proposed Demolition Plans

21/16/26A Rev A Proposed Demolition Elevations

21/16/27A Rev A Proposed Demolition Elevations

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.

MATERIAL DETAILS

The following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Sample panel of all brick facing materials which demonstrates the brick type, colour, texture and mortar mix;
- b) Samples and/or manufacturer's details of the roof materials for the works;
- c) Plan, elevation and section drawings, with materials annotated, of new windows and window openings at a minimum scale of 1:10;
- d). Plan and section drawings, with materials annotated, of new doors at a minimum scale of 1:10.

The relevant part of the works shall not be carried out otherwise than in full accordance with the details thus approved.

Reason: These details are required due to insufficient information being contained within this submission and 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.