

DELEGATED REPORT

Ward: Abbey

App No.: 211508/VAR

Address: Clarendon House 59-75 Queens Road

Proposal: One storey roof extension, part six, part nine storey side/rear extension and mews houses providing 43 residential with associated services enclosures, parking, and landscaping without complying with conditions 2 (approved plans), 8 (contamination remediation), 11 (landscaping), 13 vehicle parking), 14 (cycle parking), 15 (management of service vehicles), 18 (bin stores), 19 (green roofs), 20 (roofs), 21 (noise mitigation), 24 (sustainability measures), 25 (CHP), 26 (security strategy), 28 (biodiversity enhancements), 29 (SuDS), 30 (SuDS management), 31 (boundary treatment) and 33 (fire safety) of planning permission 180909 to facilitate phased occupation of the development

13 Week Target Determination Date: 10/12/2021

INTRODUCTION

The application relates to a five-storey building with basement located on the north side of Queens Road at the corner junction with Watlington Street. The site is located within flood zone 2, an air quality management area and the rear car park is identified as an area of potential contaminated land.

The existing building is a five storey, red-brown brick office building with a flat roof containing significant plant equipment. The building is adjoined to Queens Wharf to the west, which is a white rendered six storey residential building, with a darker clad and recessed top floor.

Planning permission (ref. 180909) was granted at Planning Applications Committee in October 2018 for a one storey roof extension, part six, part nine storey side/rear extension and mews houses providing 43 residential with associated services enclosures, parking, and landscaping.

The existing building has undergone conversion from offices to residential (49 flats) under prior approval consent ref. 180722/OPA but is not yet occupied.

PROPOSAL

Planning permission is sought to amend the plans and conditions as approved under planning permission ref. 180909 to allow for a phased occupation of the development.

It is proposed to split the development into 2 phases, with phase 1 incorporating the one storey roof extension to the existing building (4 flats) and the part six, part nine storey side/rear extension and mews house block (39 units) forming phase 2.

The application sets out that phased occupation is sought because the developer is not currently in a position to commence with the construction works for the phase 2 extensions. The close relationship between the prior approval conversion of the

existing building and the one storey roof extension to the building also facilitates their occupation as an initial stage of the development.

The proposals do not seek any change the scale or massing of the proposed development or the total number of residential units to be provided. A plan has been submitted indicating how the east elevation of the building would appear after implementation of phase 1 which is the elevation where the proposed side/rear extension under phase 2 would adjoin the building showing an external finish of red brickwork (to match existing) and grey render.

The phasing plans submitted indicate provision of bin and cycle stores to the rear of the site to serve phase 1 of the development. Completion of phase 2 of the development would trigger removal of these stores and provision of the bin and cycle store arrangements approved under the extant planning permission. Amended and additional planning conditions in respect of these matters and others are set out in the recommendation box of this report.

An application submitted under s73 allows the local planning authority to only consider the proposed amendments. All other matters remain as approved under planning permission ref. 180909FUL. If permission to amend the plans is granted, this has the effect of granting a new planning permission for the development.

PLANS CONSIDERED

- 1596 752 rev C - Temporary Bin & Cycle Store Details
- 1596 101 rev a - Phasing Plan
- 1596 103 - East Elevation Phase 1

Received by the Local Planning Authority on 13th September 2021

- 1596 104 - South Elevation Phase 1

Received by the Local Planning Authority on 17th November 2021

PLANNING HISTORY

170905/OPA - Change of use of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 49 residential units. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) - Prior Approval Given.

180240/FUL - Additional and replacement fenestration and doors, new hard and soft landscaping, relocation of cycle store and revised car parking layout - Under Consideration (implemented).

180722/OPA - Change of use of building from Class B1 (a) (offices) to C3 (dwelling houses) to comprise 49 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 (implemented).

180909FUL - One storey roof extension, part six, part nine storey side/rear extension and mews houses providing 43 new residential units together with associated services enclosures, parking, and landscaping (amended description) - Granted (S106).

192018/APC - Application for approval of details reserved by conditions 10 (Landscaping), 11 (Landscaping), 13 (Vehicle Parking) and 14 (Cycle Parking) of planning permission ref. 180909 - Approved.

190699/APC - Application for discharge of conditions 3 (Materials), 21 (Noise Assessment), 22 (Archaeological Scheme of Investigation) and 28 (Ecological Enhancements) of planning permission ref. 180909 - Approved.

190514/APC - Application to discharge conditions 4 (Construction Method Statement) 7 (Contamination Remediation Scheme) and 19 (Green and Brown Roof Specifications) of planning permission 180909 - Approved.

191259NMA - Application for a non-material amendment to planning permission ref. 180909 (One storey roof extension, part six, part nine storey side/rear extension and mews houses providing 43 new residential units together with associated services enclosures, parking, and landscaping) to amend the wording of conditions 11 (hard & soft landscaping), 13 (vehicle parking), 14 (cycle parking) and 31 (boundary treatments) - Agreed.

200089NMA - Non-material amendment to planning permission 180909 (One storey roof extension, part six, part nine storey side/rear extension and mews houses providing 43 new residential units together with associated services enclosures, parking, and landscaping) for alterations to windows, doors and balconies to all elevations - Agreed.

CONSULTATIONS

RBC Natural Environment (Trees/Landscape): Advise that it is unclear how phase 1 landscaping can practically be provided in isolation to phase 2.

(Officer comment: Amended condition proposed to require details of implementation of landscaping for both phase 1 and 2 to be submitted and agreed)

RBC Transport: No objection, subject to updated conditions to secure provision of proposed bin and cycle stores for phase 1

Neighbour Notification

No.s 1 to 79 Queens Wharf and 1 to 21 Grantley Heights were notified of the application by letter and a site notice was displayed at the application site.

Two letters of objection to the application have been received raising the following issues:

- The scale of the development will result in loss of daylight/sunlight, increase energy demands for existing residents, result in loss of outlook/privacy and is oppressive in form
- Object to an increase in construction timeframe given noise and dust impacts

RELEVANT POLICY AND GUIDANCE

From a procedural perspective, relevant guidance from PPG in terms of procedure of dealing with section 73 applications is set out below:

Paragraph: 015 Reference ID: 17a-015-20140306

What is the effect of a grant of permission under section 73?

Permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the extant permission, which remains intact and unamended. It is open to the applicant to decide whether to implement the new permission or the one originally granted.

A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the extant planning permission, unless they have already been discharged. Further information about conditions can be found in the guidance for use of planning conditions.

As a section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the extant permission. If the original permission was subject to a planning obligation, then this may need to be the subject of a deed of variation.

Paragraph: 017 Reference ID: 17a-017-20140306

Is there a definition of 'minor material amendment'?

There is no statutory definition of a 'minor material amendment' but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.

Pre-application discussions will be useful to judge the appropriateness of this route in advance of an application being submitted.

Paragraph: 019 Reference ID: 17a-019-20140306

What is the application considered against?

Development plan and material considerations, under section 38(6) of the 2004 Act, and conditions attached to the existing permission. Local planning authorities

should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission.

In what form must the decision be issued?

Grant: new decision notice referring to the permission as being granted under s73, the conditions attached to the new permission and restating the conditions imposed on earlier permissions that continue to have effect.

Relevant Planning Policies

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) (2019) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making.

Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Reading Local Plan 2019

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC2: SUSTAINABLE DESIGN AND CONSTRUCTION

CC3: ADAPTATION TO CLIMATE CHANGE

CC4: DECENTRALISED ENERGY

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

EN4: LOCALLY IMPORTANT HERITAGE ASSETS

EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT

EN7: LOCAL GREEN SPACE AND PUBLIC OPEN SPACE

EN9: PROVISION OF OPEN SPACE

EN10: ACCESS TO OPEN SPACE

EN12: BIODIVERSITY AND THE GREEN NETWORK

EN14: TREES, HEDGES AND WOODLAND

EN15: AIR QUALITY

EN16: POLLUTION AND WATER RESOURCES

EN18: FLOODING AND DRAINAGE

H1: PROVISION OF HOUSING

H2: DENSITY AND MIX

H3: AFFORDABLE HOUSING

H5: STANDARDS FOR NEW HOUSING

H10: PRIVATE AND COMMUNAL OUTDOOR SPACE
TR1: ACHIEVING THE TRANSPORT STRATEGY
TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS
TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING
CR1: DEFINITION OF CENTRAL READING
CR2: DESIGN IN CENTRAL READING
CR3: PUBLIC REALM IN CENTRAL READING
CR6: LIVING IN CENTRAL READING
CR14: OTHER SITES FOR DEVELOPMENT IN CENTRAL READING

Supplementary Planning Documents

Revised Parking Standards and Design SPD (2011)
Revised SPD Planning Obligations under Section 106 (2015)
Sustainable Design and Construction SPD (2019)
Affordable Housing SPD (2021)
Employment, Skills and Training SPD (2013)

APPRAISAL

Principle

As set out above an application submitted under s73 allows the local planning authority to only consider the proposed amendments to the conditions and any other changes in circumstances or policies since the original grant of planning permission. The application does not reopen assessment of the development as a whole, only whether it should be granted subject to conditions differing to those of the extant planning permission. If permission to amend the plans is granted, this has the effect of granting a new planning permission for the development.

Since the original application was considered the Local Planning Authority has adopted its new local plan - the Reading Borough Local Plan 2019 which has superseded the Reading Core Strategy (2008, updated 2015), Sites and Detailed Policies Document (2012, updated 2015) and the Reading Central Area Action Plan (2009) which were the relevant local planning policy documents where the extant planning permission was granted. Where the new policies introduce different or amended requirements this will be set out in the report below.

The principle of the development was established under the extant planning permission and this has been reinforced further by the supporting text to new Local Plan Policy CR14 (Other Sites for Development in Central Reading) which refers to the site and extant planning permission stating that *'at the time of publication of the Local Plan (November 2019) a number of sites in Central Reading in addition to the allocated sites had planning permission for ten or more dwellings or more than 1,000 sq m of employment development. There is not considered to be a need to identify most of these sites within a policy, as the permission establishes the principle of the development. Any future applications on these sites will be acceptable where they are substantially the same as the existing permission,*

subject to the policies in this Local Plan. Applications for developments will need to be considered against policies in the plan, in particular whether it would adversely impact the likelihood of meeting Reading's identified development needs'.

Design, Scale and Impact on Character of the Surrounding Area and Heritage Assets

The proposals do not seek any alterations to the approved massing or external appearance of the proposed development. Additional plans have been submitted with the application which show how the east elevation of the building would appear after implementation of the phase 1 roof extension, which is the elevation where the proposed side/rear extension under phase 2 would adjoin the building. The plans show an external finish of red brickwork (to match existing) and grey render. This elevation would primarily be visible from the Watlington Street and the appearance of this elevation would be very similar to the existing building. The phased approach to the development is not considered detrimental to its design or appearance with the one storey roof extension considered an appropriate design response in its own right.

The relevant new Local Plan Policies are Policy EN1 (Protection and Enhancement of the Historic Environment) which states that heritage assets, including their settings will be protected and where possible enhanced and in terms of general design approach Policies CC7 (Design and the Public Realm) and CR2 (Design in Central Reading) seek that all development must be of high design quality that maintains and enhances the character and appearance of the area within which it is located.

The new heritage and design related policies are more prescriptive than the former policies but in general terms seek to achieve the same goals in terms of providing high quality design and preserving and enhancing heritage assets. It is not considered that the proposed phased approach to the development would result in any material design or heritage related impacts.

Amenity of Surrounding Occupiers

A construction method statement has already been approved in relation to the extant planning permission which sets out the construction of the development would be managed to prevent adverse impacts on existing neighbouring occupiers, and a condition to secure implementation of this would continue to apply to a phased approach to occupation of the development. The proposals do not seek to alter the scale, massing or siting of the development and there would be no change in terms of overbearing, loss of light or privacy impacts.

The relevant new Local Plan policies in respect of the above are Policy CC8 (Safeguarding Amenity) which states that development should not adversely harm the living environments of existing or new residential properties, including privacy, outlook and daylighting and Policy EN16 (Pollution and Water Resources) seeks to

ensure development is not damaging to the environment and sensitive receptors by way of pollution. Policy EN15 (Air Quality) also seeks to protect existing occupiers from poor quality and EN17 (Noise Generating Equipment) from noise associated with plant equipment. These requirements accord with the criteria against which the original application was assessed and the proposed phased approach to the development is not considered to conflict with these requirements.

Standard of Accommodation & Sustainability

The proposed phased approach would not result in any alteration to the standard of accommodation to be provided within the development in terms of unit sizes or levels of outlook and daylighting. The phase 1 roof extension element would comprise 4 units of the same layout as the original approval. A single bedroom of one of the units in the phase 2 side/rear extension part of the development extends to within the phase 1 roof extension part. This unit would not be provided as part of phase 1 which is just for 4 units.

A noise assessment and mitigation scheme has already been approved under the extant permission to ensure suitable internal noise level to the flats, which would continue to be applied to all parts of the development.

Whilst occupiers of the 4 units within the phase 1 part of the development would not be provided with access to the communal amenity space within the rear central courtyard until completion of phase 2, these 4 units would be served by adequate private amenity space in the form of good sized private terraces and balconies serving each of these units as a result of their roof level location which is considered to be acceptable.

The notable policy change in the new Local Plan in respect of the standard of accommodation to be provided for future occupiers is in respect of new Policy H5 (Standards for New Housing) which seeks that all new units outside the defined Central Area should be built to comply with the nationally prescribed space standards. The application site is located within the Central Area and therefore this requirement would not specifically relate to the development, albeit the standards are still considered a good practice guide for all developments. All units within the development as approved under the extant planning permission would comply with the national standards. The proposals are considered to adhere with Policies CC8 (Safeguarding Amenity) and CR6 (Living in Central Reading) which seek to secure appropriate amenity standards for future occupiers generally.

In respect of sustainability the planning permission approved various sustainability measures including use of natural ventilation, efficient mechanical ventilation, generous ceiling heights for natural daylight penetration and dual aspect units whilst energy efficient materials/services are proposed such as LED lighting together with an on-site decentralised energy source in the form of a combined heat and power plant unit.

Policy H5 also introduces a notable policy change in respect of sustainability requirements of new housing development in that all Major category developments (10 dwellings or more) are required to achieve zero carbon home standards. The LPA's definition of zero carbon is that new housing should achieve a minimum 35% improvement in the dwelling emission rate over that set out in Building Regulations 2013 with a financial contribution required to off-set any remaining carbon emissions to zero. Provision of zero carbon homes was not a policy requirement under the old local plan policy documents based on which the extant planning permission was granted.

The design stage report approved under the extant planning permission set out that the development is expected to achieve a minimum 52% improvement over the Building Regulations by way of the measures outlined above, even though achieving this level was not a policy requirement at the time. These standards would continue to be secured by way of condition under any new s73 permission. Officers consider that this demonstrates that the development would continue to achieve a good standard in terms of sustainability, substantially above the minimum standard required by Building Regulations. Officers do not consider that it is reasonable or justified to impose an additional requirement for the developer to off-set the carbon savings to zero by way of an additional financial contribution, in the context of this s73 application. Notably, the existing planning permission (which does not require a carbon off-setting contribution) is a material consideration in assessment of the s73 variation proposals and would sit alongside any s73 permission granted allowing the developer to implement either option. It is also considered that introduction of such a requirement would go beyond the narrow scope of the changes to the conditions sought by the application which does not seek to change the layout, form, appearance or standard of the approved development but simply to allow for its phased occupation. Imposition of these standards at this stage could also have wider implications on the viability of the development.

Transport

The extant planning permission included provision of 8 on-site car parking spaces within a central courtyard area of the development to serve the proposed 43 flats but is not specific in terms of which flats were to be served by the parking spaces. The proposed phased occupation would mean that the 4 flats within the phase 1 roof extension part of the development would not be served any on-site parking spaces given the courtyard area and parking spaces form the proposed phase 2 part of the development. Given the central and accessible nature of the site and minimal parking provision required by the extant permission Transport Officers do not object to these 4 units not being served by parking at phase 1 of the development. Conditions would continue to be applied to any new s73 permission to stipulate the future occupiers of any part of the development would not have automatic entitlement to on-street parking permits.

The phasing plans submitted also include provision of the timber bin and cycle stores for the phase 1 stage of the development to be secured by way of amended

condition. Transport Officers are satisfied that this provides for suitable cycle and bin store arrangements for phase 1. These stores would be replaced at the point of completion of phase 2 by the cycle and bin stores approved under the extant permission for the development as a whole. The extant permission is linked to section 106 legal agreement to secure private refuse collection for the development given the bin stores are located more than 15m from the highway. A deed of variation of the s106 agreement is to be secured as part of the application to ensure this requirement is carried through with any s73 permission.

It is considered that the proposals would comply with the relevant policies of the new Local Plan in respect of transport relates matters which are Policies TR3 (Access, Traffic and Highway related matters), TR1 (Achieving the Transport Strategy) and TR5 (Car and Cycle Parking) which cover access, traffic, highway and parking relates matters relating to development.

Natural Environment

The extant permission includes the provision a landscaped courtyard and planting to the site frontages. The submitted phasing plans show which elements of the landscaping would be provided within each phase. Notably phase 1 would include provision of the frontage tree planting to Queens Road. This is considered to be a benefit of the proposals to the Queens Road Street scene and provision of this under phase 1 of the proposals is welcomed. To the rear of the site the majority of the proposed landscaping would form part of phase 2 of the proposals aside from some bed planting along the access into the site from Kennet Side. The Natural Environment Officer agrees that provision of this landscaping prior to completion of phase 2 would be impractical given its close location to the access and likely harm to the planting from construction vehicles accessing the site and construction activities in this part of the site. Therefore, the varied conditions in respect of the proposed landscaping incorporate a requirement for details of the landscaping for each phase to be submitted and approved prior to occupation of each phase.

In terms of ecological matters the extant permission includes provision of an approved scheme of biodiversity enhancements and scheme for provision of green and brown roofs. The proposed variation includes provision of biodiversity enhancements and green/brown roofs prior to first occupation of any dwelling within each phase, which is considered to be acceptable and officers are satisfied that these elements can be provided to a suitable standard by way of the phased approach proposed. The existing site consists of buildings and a hardstanding car park and the phased proposals would still result in a net gain in terms of biodiversity on the site.

It is considered the proposed varied conditions in respect of ecological and biodiversity matters would comply with the relevant policies of the new Local Plan in respect of landscaping and ecological matters which are Policies CC7 (Design and Public Realm) and EN12 (Biodiversity and the Green Network).

Affordable Housing

The extant permission is linked to a section 106 agreement which secures provision of a Policy H3 (Affordable Housing) complaint on site provision of affordable housing (13 units - 7 x social rent, 2 x affordable rent and 4 x shared ownership units), or if not provided on site there is a requirement to provide an equivalent financial contribution towards provision of off-site affordable housing within the Borough. The 13 affordable housing units are all located within the proposed phase 2 part of the development.

The current section 106 agreement allows for occupancy of up to 30 of the market units within the development before triggering provision of the affordable units (or the equivalent contribution). Notwithstanding this, Officers are concerned that the adjustment to the conditions proposed increases the potential that phase 1 of the development is brought forward in isolation where under the terms of the current s106 no provision of affordable housing would be required. Under Policy H3 (Affordable Housing) a 4-unit scheme would be required to provide a contribution to enable 10% of the housing to be provided as off-site affordable housing within the Borough, which as per the Affordable Housing SPD (2021) is a contribution equivalent to 5% of GDV.

Therefore, an adjustment to the s106 agreement, by way of a deed of variation, is proposed to cover off this risk. This would require the developer to provide a policy compliant contribution (5% of GDV of the 4-x phase 1 units) within 6 months of occupation of the first unit within phase 1 or prior to occupation of the 4th unit within phase 1, whichever is sooner. It is proposed that the s106 would retain the provision of the approved on-site policy complaint level of affordable housing units for the development within phase 2. Therefore a clause is to be inserted in the s106 to stipulate that should all the on-site affordable housing units within phase 2 be provided then the phase 1 affordable housing contribution would be paid back to the applicant to ensure the affordable housing provision of the development remain policy compliant.

Subject to the above s106 deed of variation terms the proposals would comply with the requirements of Policy H3 in terms of affordable housing provision.

Community Infrastructure Levy

The CIL for the development has already been paid in full. The proposed phased occupation of the development would not impact the levy due.

Matters Raised in Representations

The proposed variation application does not seek to amend the massing of the development and therefore impacts in terms of overlooking/privacy, daylight/sunlight and impact on energy demands for surrounding properties would be as per the approved planning permission.

Once a planning permission is implemented there is no requirement for a development to be completed and therefore the proposed variation application is not considered to materially lengthen any potential construction timeframe.

CONCLUSION

The principal of the proposed development was accepted when granting planning permission for application 180909. The proposed alteration to the planning conditions to facilitate phased occupation of the development have been reviewed against current policies and the context of that earlier and recent planning permission and found to be acceptable. Therefore, the recommendation is to Grant the variation as requested subject to the adjusted conditions and variation to the section 106 legal agreement as set out in the recommendation box at the beginning of this report.

RECOMMENDATION - GRANT subject to varied conditions and s106 obligations

S106 DOV to secure:

- Affordable Housing Contribution equivalent to 5% of GDV of the 4-x phase 1 units to be paid within 6 months of occupation of the first unit within phase 1 or prior to occupation of the 4th unit within phase 1, whichever is sooner. Should all the on-site affordable housing units within phase 2 be provided then the phase 1 affordable housing contribution to be paid back to the Applicant
- Submission of private refuse collection details for each phase
- Submission of construction phase employment and skills plan for each phase

Conditions:

As original in black, as varied in red and new conditions in green

Original

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

REASON: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Varied

1. The development hereby permitted shall begin no later than three years from the date of planning permission ref. 180909 issued on 7th February 2019.

REASON: For the avoidance of doubt and to ensure that any conditions imposed on the original permission remain in force other than as expressly hereby varied and development

must be started in accordance with Section 73(5) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Plans

Original

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

21 01 - Site Location Plan

Received by the Local Planning Authority on 1st June 2018

21 02 - Proposed Site Plan Rev 03

22 01 - Proposed Ground Floor Plan Rev 04

22 02 - Proposed 1st Floor Plan Rev 04

22 03 - Proposed 2nd Floor Plan Rev 04

22 04 - Proposed 3rd Floor Plan Rev 04

22 05 - Proposed 4th Floor Plan Rev 04

22 06 - Proposed 5th Floor Plan Rev 04

22 07 - Proposed 6th Floor Plan Rev 04

22 08 - Proposed 7th Floor Plan Rev 04

22 09 - Proposed 8th Floor Plan Rev 04

23 03 - Proposed Section C-C Rev 04

23 06 - Proposed Section F-F Rev 03

24 01 - Proposed East Elevation Rev 03

24 02 - Proposed South Elevation Rev 02

24 03 - Proposed North Elevation Rev 03

Received by the Local Planning Authority on 22nd January 2020

22 11 - Proposed Roof Plan Rev 03

23 01 - Proposed Section A-A Rev 03

23 02 - Proposed Section B-B Rev 03

23 04 - Proposed Section D-D Rev 01

23 05 - Proposed Section E-E Rev 02

23 10 - Proposed Site Section A-A Rev 01

23 11 - Proposed Site Section B-B

23 12 - Proposed Site Section C-C

24 10 - Proposed Site Elevation

34 04 - Proposed Bin Store South

34 05 - Proposed Bin Store North

Received by the Local Planning Authority on 12th September 2018

REASON: because permission is granted in respect of the development as detailed in the approved plans only.

Varied

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

21 01 - Site Location Plan

Received by the Local Planning Authority on 1st June 2018

21 02 - Proposed Site Plan Rev 03

22 01 - Proposed Ground Floor Plan Rev 04

22 02 - Proposed 1st Floor Plan Rev 04

22 03 - Proposed 2nd Floor Plan Rev 04

22 04 - Proposed 3rd Floor Plan Rev 04

22 05 - Proposed 4th Floor Plan Rev 04

22 06 - Proposed 5th Floor Plan Rev 04

22 07 - Proposed 6th Floor Plan Rev 04

22 08 - Proposed 7th Floor Plan Rev 04

22 09 - Proposed 8th Floor Plan Rev 04

23 03 - Proposed Section C-C Rev 04

23 06 - Proposed Section F-F Rev 03

24 01 - Proposed East Elevation Rev 03

24 02 - Proposed South Elevation Rev 02

24 03 - Proposed North Elevation Rev 03

Received by the Local Planning Authority on 22nd January 2020

22 11 - Proposed Roof Plan Rev 03

23 01 - Proposed Section A-A Rev 03

23 02 - Proposed Section B-B Rev 03

23 04 - Proposed Section D-D Rev 01

23 05 - Proposed Section E-E Rev 02

23 10 - Proposed Site Section A-A Rev 01

23 11 - Proposed Site Section B-B

23 12 - Proposed Site Section C-C

24 10 - Proposed Site Elevation

34 04 - Proposed Bin Store South

34 05 - Proposed Bin Store North

Received by the Local Planning Authority on 12th September 2018

1596 752 rev C - Temporary Bin & Cycle Store Details

1596 101 rev a - Phasing Plan

1596 103 - East Elevation Phase 1

Received by the Local Planning Authority on 13th September 2021

1596 104 - South Elevation Phase 1

Received by the Local Planning Authority on 17th November 2021

REASON: because permission is granted in respect of the development as detailed in the approved plans only.

Phasing - New Condition

3. The development shall not be carried out other than in accordance with the approved phasing plans ref. 1596 752 rev C - Temporary Bin & Cycle Store Details, and ref. 1596 101 rev a - Phasing Plan Received by the Local Planning Authority on 13th September 2021, or any subsequent plans which shall be submitted to and approved in writing by the Local Planning Authority

REASON: To secure the programming and phasing of development in an orderly pattern to ensure minimum impact on existing residents and enable the provision of necessary services and facilities keep pace with the development.

Materials

Original (after subsequent APPCON approval of details)

3. The materials to be used in the construction of the external surfaces of this development shall be as specified within the following document only:

- EAA - Emre Arolat Architecture 59 75 READING Materials (within which Red Brick means EH Smith Products 80% Farmhouse 20% Lava brick blend mix and Grey Brick = EH Smith Products 80% Lava and 20% Farmhouse brick blend mix)

Received by the Local Planning Authority on 30th April 2019

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

Construction Method Statement

Original (after subsequent APPCON approval of details)

4. The measures within the following approved Construction Method Statement documents shall be adhered to throughout the whole of the construction period of the development hereby permitted unless otherwise agreed in writing by the Local Planning Authority:

- ALLIES Royal Heights 59-75 Queens Road, Reading Construction Management Plan Issue A (26/03/2019)

Received by the Local Planning Authority on 28th March 2019

- Drawing no. IgRH-SL-001 rev 0 - Radius & Elevation Study

Received by the Local Planning Authority on 1st October 2019

- Email from Hywel James ref. RE: 190514/APPCON - Clarendon House received on 17th October 2019 at 08:56am.

Received by the Local Planning Authority on 17th October 2019

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 Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

Standard Construction Hours

Original

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

REASON: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policies CC8, TR3 and EN16.

No Burning of Waste

Original

6. 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 EN16.

Contamination Remediation Scheme

Original (after subsequent APPCON approval of details)

7. The approved remediation scheme (as to be approved under Condition 7 above) shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority prior to construction of the development.

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

Varied

8. The development hereby permitted shall not be carried out other than in accordance with the following approved contamination remediation scheme documents:

- GEA Desk Study & Ground Investigation Report ref. J18003 (March 2018)

Received by the Local Planning Authority on 27th March 219
- GEA Remediation Method Statement ref. J18003A (September 2019)
Received by the Local Planning Authority on 23rd September 2019

A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to an approved by the Local Planning Authority prior to first occupation of the development.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16

Unidentified Contamination

Original

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

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

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

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

Landscaping Scheme

Original (after subsequent APPCON approval of details)

10. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the following approved landscaping plans or any subsequent landscaping plans and planting specifications which shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development:

Cameo Partners Design Studio Landscape Design and Access Statement ref. C0084 REP002 Rev 01 February 2020

Received by the Local Planning Authority on 7th February 2020
Drawing no. C0084 L100 Rev 00 - Ground Floor General Arrangement Plan
Drawing no. C0084 L1000 Rev 00 - Ground Floor Illustrative Masterplan
Drawing no. C0084 L1009 Rev 00 - Ninth Floor Terrace Illustrative Masterplan
Drawing no. C0084 L1010 Rev 00 - Overall Illustrative Masterplan
Drawing no. C0084 L109 Rev 00 - Ninth Floor Terrace General Arrangement Plan
Drawing no. C0084 L200 Rev 00 - Ground Floor Hardworks Plan
Drawing no. C0084 L300 Rev 00 - Ground Floor Softworks Plan
Drawing no. C0084 L600 Rev 00 - Ground Floor Levels and Drainage Plan
Drawing no. C0084 L900 Rev 00 - Ground Floor Lighting Concept
Received by the Local Planning Authority on 20th December 2020

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.

REASON: in the interests of the character and appearance of the new development and in accordance with Policy CS7

Varied - phase 1 only

10. No dwelling within phase 1 of development hereby permitted, in accordance with the approved phasing plans under condition no.3, shall be occupied until, a scheme of hard and soft landscaping for that phase has been submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following first occupation of any dwelling within phase 1 of the development 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 the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

Landscaping Scheme - Phase 2 - New Condition

11. No dwelling within phase 2 of the development hereby permitted, in accordance with the approved phasing plans under condition no.3, shall be occupied until the hard and soft landscaping for that phase of the development has been carried out in accordance with the following approved landscaping plans or any subsequent

landscaping plans and planting specifications which shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development:

Cameo Partners Design Studio Landscape Design and Access Statement ref. C0084 REP002 Rev 01 February 2020

Received by the Local Planning Authority on 7th February 2020

Drawing no. C0084 L100 Rev 00 - Ground Floor General Arrangement Plan

Drawing no. C0084 L1000 Rev 00 - Ground Floor Illustrative Masterplan

Drawing no. C0084 L1009 Rev 00 - Ninth Floor Terrace Illustrative Masterplan

Drawing no. C0084 L1010 Rev 00 - Overall Illustrative Masterplan

Drawing no. C0084 L109 Rev 00 - Ninth Floor Terrace General Arrangement Plan

Drawing no. C0084 L200 Rev 00 - Ground Floor Hardworks Plan

Drawing no. C0084 L300 Rev 00 - Ground Floor Softworks Plan

Drawing no. C0084 L600 Rev 00 - Ground Floor Levels and Drainage Plan

Drawing no. C0084 L900 Rev 00 - Ground Floor Lighting Concept

Received by the Local Planning Authority on 20th December 2020

Drawing no. 1596 752 rev C - Temporary Bin & Cycle Store Detail

Drawing no. ref, 1596 101 rev a - Phasing Plan

Received by the Local Planning Authority on 13th September 2021

The approved soft landscaping shall take place no later than during the first planting season following first occupation of any dwelling within phase 2 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 the interests of the character and appearance of the new development and in accordance with Policy CS7

Provision of vehicle parking spaces

Original (after subsequent NMA and APPCON alteration)

12. The development hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the following approved plans and documents or any subsequent parking layout plans which shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development:

-Cameo Partners Design Studio Landscape Design and Access Statement ref. C0084 REP002 Rev 01 February 2020

Received by the Local Planning Authority on 7th February 2020

- Drawing no. C0084 L100 Rev 00 - Ground Floor General Arrangement Plan
- Drawing no. C0084 L1000 Rev 00 - Ground Floor Illustrative Masterplan
- Drawing no. C0084 L1010 Rev 00 - Overall Illustrative Masterplan
- Drawing no. C0084 L200 Rev 00 - Ground Floor Hardworks Plan
- Drawing no. C0084 L300 Rev 00 - Ground Floor Softworks Plan
- Drawing no. C0084 L600 Rev 00 - Ground Floor Levels and Drainage Plan
- Drawing no. C0084 L900 Rev 00 - Ground Floor Lighting Concept

Received by the Local Planning Authority on 20th December 2020

The approved vehicle parking spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policies TR1, TR3 and TR5

Varied

12. No dwelling within phase 2 of development hereby permitted, in accordance with the approved phasing plans under condition no.3, shall be occupied until all vehicle parking spaces for the development have been provided in accordance with the following approved plans and documents or any subsequent parking layout plans which shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development:

-Cameo Partners Design Studio Landscape Design and Access Statement ref. C0084 REP002 Rev 01 February 2020

Received by the Local Planning Authority on 7th February 2020

- Drawing no. C0084 L100 Rev 00 - Ground Floor General Arrangement Plan
- Drawing no. C0084 L1000 Rev 00 - Ground Floor Illustrative Masterplan
- Drawing no. C0084 L1010 Rev 00 - Overall Illustrative Masterplan
- Drawing no. C0084 L200 Rev 00 - Ground Floor Hardworks Plan
- Drawing no. C0084 L300 Rev 00 - Ground Floor Softworks Plan
- Drawing no. C0084 L600 Rev 00 - Ground Floor Levels and Drainage Plan
- Drawing no. C0084 L900 Rev 00 - Ground Floor Lighting Concept

Received by the Local Planning Authority on 20th December 2020

The approved vehicle parking spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policies TR1, TR3 and TR5

Provision of cycle parking

Original (after subsequent NMA alteration)

13. The development hereby permitted shall not be occupied until the bicycle parking facility has been provided in accordance with the following approved plans and documents or any subsequent bicycle parking layout plans (to provide at least 48 bicycle parking spaces) which shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development:

-Cameo Partners Design Studio Landscape Design and Access Statement ref. C0084 REP002 Rev 01 February 2020

Received by the Local Planning Authority on 7th February 2020

- Drawing no. C0084 L100 Rev 00 - Ground Floor General Arrangement Plan
- Drawing no. C0084 L1000 Rev 00 - Ground Floor Illustrative Masterplan
- Drawing no. C0084 L1010 Rev 00 - Overall Illustrative Masterplan
- Drawing no. C0084 L200 Rev 00 - Ground Floor Hardworks Plan
- Drawing no. C0084 L300 Rev 00 - Ground Floor Softworks Plan
- Drawing no. C0084 L600 Rev 00 - Ground Floor Levels and Drainage Plan
- Drawing no. C0084 L900 Rev 00 - Ground Floor Lighting Concept

Received by the Local Planning Authority on 20th December 2020

The bicycle parking 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 Policy TR5.

Varied - just for phase 1

13. No dwelling within phase 1 of the development hereby permitted, in accordance with the approved phasing plans under condition no.3, shall be occupied until the cycle parking facility for that phase has been provided in full in accordance with the following approved plans:

1596 752 rev C - Temporary Bin & Cycle Store Details

1596 101 rev a - Phasing Plan

Received by the Local Planning Authority on 13th September 2021

The approved cycle parking facility shall be kept available on site for cycle parking at all times thereafter or until the cycle parking for phase 2 has been provided in full in accordance with condition no. 14.

REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR5.

Cycle Parking - phase 2 - new condition

14. No dwelling within phase 2 of the development hereby permitted, in accordance with the approved phasing plans under condition no.3, shall be occupied until the bicycle parking facility has been provided in accordance with the following approved plans and documents or any subsequent bicycle parking layout plans (to

provide at least 48 bicycle parking spaces) which shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development:

-Cameo Partners Design Studio Landscape Design and Access Statement ref. C0084 REP002 Rev 01 February 2020

Received by the Local Planning Authority on 7th February 2020

- Drawing no. C0084 L100 Rev 00 - Ground Floor General Arrangement Plan
- Drawing no. C0084 L1000 Rev 00 - Ground Floor Illustrative Masterplan
- Drawing no. C0084 L1010 Rev 00 - Overall Illustrative Masterplan
- Drawing no. C0084 L200 Rev 00 - Ground Floor Hardworks Plan
- Drawing no. C0084 L300 Rev 00 - Ground Floor Softworks Plan
- Drawing no. C0084 L600 Rev 00 - Ground Floor Levels and Drainage Plan
- Drawing no. C0084 L900 Rev 00 - Ground Floor Lighting Concept

Received by the Local Planning Authority on 20th December 2020

The bicycle parking 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 Policy TR5.

Submission and Approval of Servicing

Original

15. Prior to occupation of the development details on the management of delivery and servicing vehicles (including waste and recycling vehicles) accessing the development site and the anticipated number of vehicle trips associated with delivery and servicing vehicles for the development shall be submitted to the Local Planning Authority for approval in writing. Thereafter deliveries and servicing will be carried out in accordance with the approved details.

REASON: In the interest of the safety and convenience of all highway users in accordance with Core Strategy Policies TR1 and TR3

Varied - phase 1 only

15. No dwelling within phase 1 of the development hereby permitted, in accordance with the approved phasing plans under condition no.3, shall be occupied until details of the management of delivery and servicing vehicles (including waste and recycling vehicles) accessing the development site and the anticipated number of vehicle trips associated with delivery and servicing vehicles for that phase of the development has been submitted to the Local Planning Authority for approval in writing. Thereafter deliveries and servicing will be carried out in accordance with the approved details.

REASON: In the interest of the safety and convenience of all highway users in accordance with Core Strategy Policies TR1 and TR3

Servicing - phase 2 - new condition

16. No dwelling within phase 2 of the development hereby permitted, in accordance with the approved phasing plans under condition no.3, shall be occupied until details of the management of delivery and servicing vehicles (including waste and recycling vehicles) accessing the development site and the anticipated number of vehicle trips associated with delivery and servicing vehicles for that phase of the development has been submitted to the Local Planning Authority for approval in writing. Thereafter deliveries and servicing will be carried out in accordance with the approved details.

REASON: In the interest of the safety and convenience of all highway users in accordance with Core Strategy Policies TR1 and TR3

Parking Permits - LPA Notification

Original

17. No residential unit hereby approved shall be occupied until the Council has been notified in writing of the full postal address of the unit. The notification shall be sent to the Council's Planning Manager 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 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 TR1 and TR3.

Parking Permits - Notification of Residents

Original

18. 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 TR1 and TR3.

Bin Stores

Original

19. Prior to first occupation of any residential unit hereby approved details of the proposed bin stores are to be submitted to and approved in writing by the Local planning Authority. The bin storage facility shall be retained thereafter for use by occupiers of the dwelling/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 Policy CC7

Varied - just for phase 1

19. No dwelling within phase 1 of the development hereby permitted, in accordance with the approved phasing plans under condition no.3, shall be occupied until the refuse storage facilities have been provided in full accordance with the following approved plans:

- 1596 752 rev C - Temporary Bin & Cycle Store Details
- 1596 101 rev a - Phasing Plan

Received by the Local Planning Authority on 13th September 2021

The approved refuse storage facility shall be kept available on site for refuse storage at all times thereafter or until the refuse storage facility for phase 2 has been provided in full in accordance with condition no. 20.

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 Policy CC7

Bin Stores - phase 2 - new condition

20. No dwelling within phase 2 of the development hereby permitted, in accordance with the approved phasing plans under condition no.3, shall be occupied until details of the proposed refuse storage facilities for the development have been submitted to and approved in writing by the Local Planning Authority. The refuse storage facilities shall be provided in full prior to occupation of any dwelling within phase 2 and shall be kept available on site for refuse storage thereafter

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 Policy CC7

Green Brown Roof details

Original

21. No development shall take place until written specifications including planting and layout plans (where appropriate) and maintenance arrangements of the green and brown roof areas has been submitted to approved in writing by the Local Planning

Authority. The planting shall thereafter only be carried out in accordance with the specifications and plans no later than first occupation of the development and the planting shall be retained/maintained as approved thereafter.

REASON: in the interests of the character and appearance of the new development and in accordance with Policy CS7

Varied

21. The green and brown roofs shall be provided in accordance with the approved KRAUSE ARCHITECTS 29-75 Queens Road Reading Approval of details Reserved by Condition 19 (05/04/2019) Rev 00 document received by the Local Planning Authority on 1st May 2019. The approved green and brown roofs shall be provided in full no later than the first planting and seeding season following first occupation of any dwelling within each phase of the development hereby permitted in accordance with the approved phasing plans under condition no. 3. The green / brown roofs shall be retained and maintained as approved thereafter.

REASON: In order to ensure the satisfactory implementation of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

Noise Mitigation

Original (after subsequent APPCON approval of details)

23. The development hereby permitted shall not be carried out other than in accordance with the noise mitigation measures set out in the following approved documents:

- KRAUSE ARCHITECTS Clarendon House 59-75 Queens Road, Reading - Approval of Details Reserved by Condition 21 (22.03.2019)

Received by the Local Planning Authority on 30th April 2019

- Email from Hywel James ref. FW@ Reading Heights Planning Conditions dated 31st May 2019 11:57am.

Received by the Local Planning Authority on 31st May 2019

The approved noise mitigation measures shall be provided on site in full before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

REASON: to protect the amenity of future occupants of the proposed development in accordance with Policy EN16

Varied

23. The development hereby permitted shall not be carried out other than in accordance with the noise mitigation measures set out in the following approved documents:

- KRAUSE ARCHITECTS Clarendon House 59-75 Queens Road, Reading - Approval of Details Reserved by Condition 21 (22.03.2019)

Received by the Local Planning Authority on 30th April 2019

- Email from Hywel James ref. FW@ Reading Heights Planning Conditions dated 31st May 2019 11:57am.

Received by the Local Planning Authority on 31st May 2019

No dwelling within each phase of the development, in accordance with the approved phasing plans under condition no.3, shall be occupied until the noise mitigation measures have been provided in full for the relevant phase of the development. The measures shall be retained/maintained as approved thereafter.

REASON: to protect the amenity of future occupants of the proposed development in accordance with Policy EN16

Archaeology

Original

24. The development hereby permitted shall not be carried out other than in accordance with the Archaeology Collective Written Scheme of Investigation: Evaluation (Trial Trenching) Reading Heights (Clarendon House) Queens Road Reading March 2019 ref. 00654B received by the Local Planning Authority on 30th April 2019.

REASON: The site lies in an area of archaeological potential, as illustrated by the Berkshire Archaeology Historic Environment Record. Archaeological monitoring or evaluation will ensure preservation, either by record or in situ, of any heritage assets present on the site in a manner appropriate to their significance, in accordance with Policy EN2.

Flood Risk

Original

25. The development hereby permitted shall not be carried out other than in accordance with the flood mitigation measures set out in the Cannon Consulting Engineers Flood Risk and Drainage Strategy ref. CCE/W321/FRA-03 dated May 2018 and received by the Local Planning Authority dated 5th June 2018 and retained in accordance with such thereafter.

REASON: To prevent increased flood risk in accordance with Policy EN18.

Energy/Sustainability

Original

26. No dwelling hereby approved shall be first occupied until the energy/sustainability measures hereby approved in the Quinn Ross Consultants Ltd Sustainability and Energy Report ref. P1441-ENE-02 dated 15/05/2018 and received by the Local Planning Authority on 5th June 2018 have been completed. The measures shall be retained/maintained as approved thereafter.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC3

Varied

26. No dwelling within each phase of the development hereby permitted, in accordance with the approved phasing plans under condition no.3, shall be occupied until the energy/sustainability measures hereby approved in the Quinn Ross Consultants Ltd Sustainability and Energy Report ref. P1441-ENE-02 dated 15/05/2018 and received by the Local Planning Authority on 5th June 2018 have been provided in full for the relevant phase of the development. The measures shall be retained/maintained as approved thereafter.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC3.

Combined Heat and Power

Original

27. No dwelling hereby approved shall be first occupied until the combined heat and power plant (CHP) as referenced in the Quinn Ross Consultants Ltd Sustainability and Energy Report ref. P1441-ENE-02 dated 15/05/2018 and received by the Local Planning Authority on 5th June 2018 has been completed. The CHP and related equipment shall be retained/maintained as approved thereafter.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC4.

Varied

27. No dwelling within phase 2 of the development hereby permitted, in accordance with the approved phasing plans under condition no.3, shall be occupied until the combined heat and power plant (CHP) in accordance with the Quinn Ross Consultants Ltd Sustainability and Energy Report ref. P1441-ENE-02 dated 15/05/2018 and received by the Local Planning Authority on 5th June 2018 has been provided on-site in full in accordance with the approved details. The CHP and related equipment shall be retained/maintained as approved thereafter

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC4.

Security Strategy

Original (as per subsequent APPCON approval of details)

28. The development hereby permitted shall not be carried out other than in accordance with the following approved security strategy documents:

- Pendle Doors SBD Certificate

Received by the Local Planning Authority on 11th May 2020

- Approval of Details Reserved by Condition 26 - 24/09/2019

- System Supplier Specification: Q Mark Aluminium Door Scheme - 02/02/2017

- System Supplier Specification: Q Mark Aluminium Door Scheme - 02/02/2018

- Multiple Locking Devices - Startec Test of: CS68 Double Open in Door Set: Enhanced Security Performance Requirements for Door Assemblies - 12/02/2013

Received by the Local Planning Authority on 18th February 2020

The measures set out in the approved security strategy documents shall be implemented in full prior to first occupation of the development and the development shall only be operated in accordance with the approved security strategy thereafter.

REASON: to ensure that the development is suitable in terms of providing a safe environment, which minimises the potential for/fear of crime in accordance with Policy CC7

Varied

28. The development hereby permitted shall not be carried out other than in accordance with the following approved security strategy documents:

- Pendle Doors SBD Certificate

Received by the Local Planning Authority on 11th May 2020

- Approval of Details Reserved by Condition 26 - 24/09/2019

- System Supplier Specification: Q Mark Aluminium Door Scheme - 02/02/2017

- System Supplier Specification: Q Mark Aluminium Door Scheme - 02/02/2018

- Multiple Locking Devices - Startec Test of: CS68 Double Open in Door Set: Enhanced Security Performance Requirements for Door Assemblies - 12/02/2013

Received by the Local Planning Authority on 18th February 2020

No dwelling within each phase of the development hereby permitted, in accordance with the approved phasing plans under condition no. 3, shall be occupied until the measures set out in the approved security strategy documents have been provided in full for the relevant phase of the development. The measures shall be retained/maintained as approved thereafter.

REASON: to ensure that the development is suitable in terms of providing a safe environment, which minimises the potential for/fear of crime in accordance with Policy CC7

Mobility Access

Original

29. The development hereby permitted shall not be carried out other than in accordance with Section 7 (Mobility Impaired Access) of the EAA Emre Arolat Architecture Design and Access Statement dated May 2018 and received by the Local Planning Authority on 18th June 2018 with the retention of all standards, including lifts in working order thereafter for the lifetime of the development.

REASON: to ensure a suitable level of access for those with mobility impairments in accordance with Policy CS5.

Biodiversity Enhancements

Original (as per subsequent APPCON approval of details)

30. No dwelling hereby permitted shall be occupied until the biodiversity enhancements as specified on drawings no. 5468/CON28-B - Biodiversity Enhancements and 5468/CON28-A - Biodiversity Enhancements dated August 2019 and received by the Local Planning Authority 28th August 2019 have been provided in full in accordance with the details specified on the drawings. The biodiversity enhancement measures shall be on-site as approved thereafter.

REASON: to provide biodiversity enhancement on the site in accordance with Policy EN12.

Varied

30. No dwelling within each phase of the development hereby permitted, in accordance with the approved phasing plans under condition no. 3, shall be occupied until the biodiversity enhancement measures as specified on drawings no. 5468/CON28-B - Biodiversity Enhancements and 5468/CON28-A - Biodiversity Enhancements dated August 2019 and received by the Local Planning Authority 28th August 2019 have been provided in full for the relevant phase of the development. The measures shall be retained/maintained as approved thereafter.

REASON: to provide biodiversity enhancement on the site in accordance with Policy EN12.

SUDS

Original

31. No development shall take place until full details of the implementation, maintenance and management plan of the sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be based on the Cannon Consulting Engineers Flood Risk and Drainage Strategy ref. CCE/W321/FRA-03 (May 2018) received by the Local Planning Authority on 5th June 2018). The scheme shall be implemented and thereafter managed and maintained in accordance with the approved plan. The plan shall include:
- i. a timetable for its implementation, and
 - ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body

or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

REASON: To provide appropriate drainage for the site in accordance with Policy EN18

Varied - phase 1 only

31. No development relating to phase 1 of the development hereby permitted, in accordance with the approved phasing plans under condition no.3, shall be occupied until full details of the implementation, maintenance and management plan of the sustainable drainage scheme for that phase have been submitted to and approved by the Local Planning Authority. The scheme shall be based, as far as appropriate on the Cannon Consulting Engineers Flood Risk and Drainage Strategy ref. CCE/W321/FRA-03 (May 2018) received by the Local Planning Authority on 5th June 2018). The scheme shall be implemented and thereafter managed and maintained in accordance with the approved implementation, maintenance and management plan. The plan shall include:
- i. a timetable for its implementation, and
 - ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

No dwelling within phase 1 of the development shall be occupied until the sustainable drainage scheme has been completed in full on site in accordance with the submitted and approved details and the sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

REASON: To provide appropriate drainage for the site in accordance with Policy EN18

SUDS - phase 2 - new condition

32. No development shall take place relating to phase 2 of the development hereby permitted, in accordance with the approved phasing plans under condition no.3, until full details of the implementation, maintenance and management plan of the sustainable drainage scheme for that phase have been submitted to and approved by the Local Planning Authority. The scheme shall be based, as far as appropriate, on the Cannon Consulting Engineers Flood Risk and Drainage Strategy ref. CCE/W321/FRA-03 (May 2018) received by the Local Planning Authority on 5th June 2018). The scheme shall be implemented and thereafter managed and maintained in accordance with the approved implementation, maintenance and management plan. The plan shall include:
- i. a timetable for its implementation, and
 - ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

No dwelling within phase 2 of the development shall be occupied until the sustainable drainage scheme has been completed in full in accordance with the submitted and approved details and the sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

REASON: To provide appropriate drainage for the site in accordance with Policy EN18

Boundary Treatments

Original (as per subsequent NMA alteration)

33. Prior to first occupation of the development hereby permitted full details of all boundary treatments, including gates, shall be submitted to and approved in writing by the local planning authority. The boundary treatments shall also have been provided on site in full in accordance with the approved details prior to the first occupation of the development and these shall be retained as approved thereafter.

REASON: In the interests of the character of the area, and the privacy and security of future occupiers. In accordance with Policies CC7 and CC8

Varied - phase 1 only

33. No dwelling within phase 1 of the development hereby permitted, in accordance with the approved phasing plans under condition no. 3, shall be occupied until full details of all boundary treatments, including gates, for that phase have been submitted to an approved in writing by the local planning authority. The approved boundary treatments shall be provided, in full, in accordance with the approved details prior to the first occupation of any dwelling within that phase of the development and shall be retained as approved thereafter.

REASON: In the interests of the character of the area, and the privacy and security of future occupiers. In accordance with Policies CC7 and CC8

Boundary Treatments - Phase 2 - New Condition

34. No dwelling within phase 2 of the development hereby permitted, in accordance with the approved phasing plans under condition no. 3, shall be occupied until full details of all boundary treatments, including gates, for that phase have been submitted to an approved in writing by the local planning authority. The approved boundary treatments shall be provided, in full, in accordance with the approved details prior to the first occupation of any dwelling within that phase of the development and shall be retained as approved thereafter.

REASON: In the interests of the character of the area, and the privacy and security of future occupiers. In accordance with Policies CC7 and CC8

No additional Apparatus

Original

35. No further lights, meter boxes, flues, vents or pipes and no window cleaning equipment, building maintenance unit, alarm boxes, television aerials or satellite dishes shall be fixed or installed on any external face or roof of the building, without express planning permission from the Local Planning Authority.

REASON: To safeguard the appearance of the buildings and the character of the immediate area in accordance with the requirements of Policy CC7

Fire Strategy

Original

36. Prior to the first occupation of any residential unit hereby approved details of a fire safety strategy (including provision of sprinklers) shall be submitted to and approved by the Local Planning Authority. The measures set out in the approved scheme shall be implemented before occupation of any residential unit and these shall be permanently retained thereafter.

REASON: To protect the amenity of future occupants of the proposed development in accordance with Policy CC8.

Varied - Phase 1 only

36. No dwelling within phase 1 of the development hereby permitted, in accordance with the approved phasing plans under condition no. 3, shall be occupied until a fire safety strategy (including provision of sprinklers), for that phase have been submitted to an approved in writing by the local planning authority. The approved fire safety strategy shall be implemented, in full, in accordance with the approved details prior to the first occupation of any dwelling within phase 1 of the development and shall be retained as approved thereafter.

REASON: To protect the amenity of future occupants of the proposed development in accordance with Policy CC8.

Fire Strategy - Phase 2 - New Conditions

37. No dwelling within phase 2 of the development hereby permitted, in accordance with the approved phasing plans under condition no. 3, shall be occupied until a fire safety strategy (including provision of sprinklers), for that phase have been submitted to an approved in writing by the local planning authority. The approved fire safety strategy shall be implemented, in full, in accordance with the approved details prior to the first occupation of any dwelling within phase 2 of the development and shall be retained as approved thereafter.

REASON: To protect the amenity of future occupants of the proposed development in accordance with Policy CC8.