

DELEGATED APPLICATION REPORT

Ward: Abbey

App Ref: 211808/FUL

Address: 11-12 Market Place, Reading, RG1 2EG

Proposals: 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)

Case Officer: Mr Jonathan Markwell

Applicant: International Mobility Ltd

Date received (valid from): 6 November 2021

Target Decision date: Originally 1 January 2022, but an extension of time was subsequently agreed until 01/04/2022

1. INTRODUCTION

- 1.1 The application site comprises 11 - 12 Market Place, the upper floors of which formed part of the former NatWest Bank offices, which closed on 16th January 2020. At ground floor is an existing retail unit. Access to the upper floors is gained via a front entrance onto Market Place.



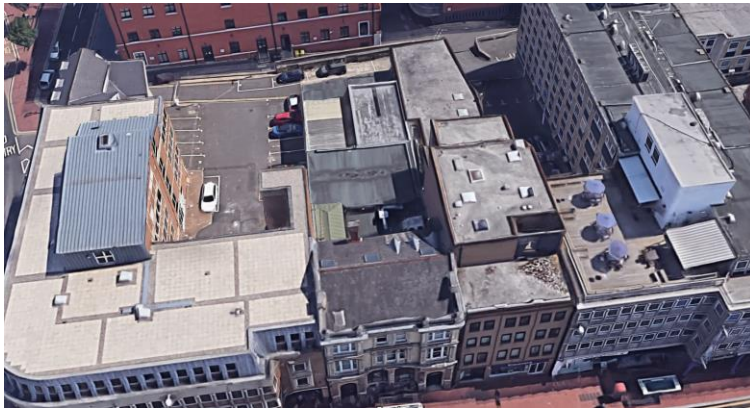
Photograph of the existing front of 11 - 12 Market Place.

- 1.2 The application site building is unlisted, but is located within Market Place / London Street Conservation Area. Within the Market Place / London Street Conservation Area Appraisal the application site building is NOT identified as a building of townscape merit. The neighbouring building to the north (former Nat West Bank at 13-16 Market Place) is Grade II listed. 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. Similar to the host building, the neighbouring (to the south) 9-10, 6-8 and 4-5 Market Place are all unlisted / not identified as being of townscape merit.
- 1.3 The site is within the Central Reading Area, within the following areas:

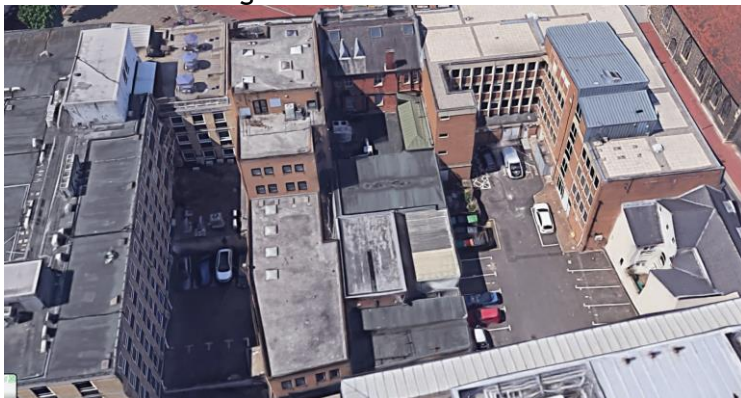
- Designated primary frontage in Central Reading (Policy CR7)
- Abbey Quarter Area (Policy CR15)
- Within the primary shopping area (Policy CR1)
- Within the office core (Policy CR1)
- Within the central core (Policy CR1)
- Within an area of archaeological potential (Policy EN2)
- Within an air quality management area (Policy EN15)
- Within a smoke control zone

1.4 In addition, the following is also of relevance:

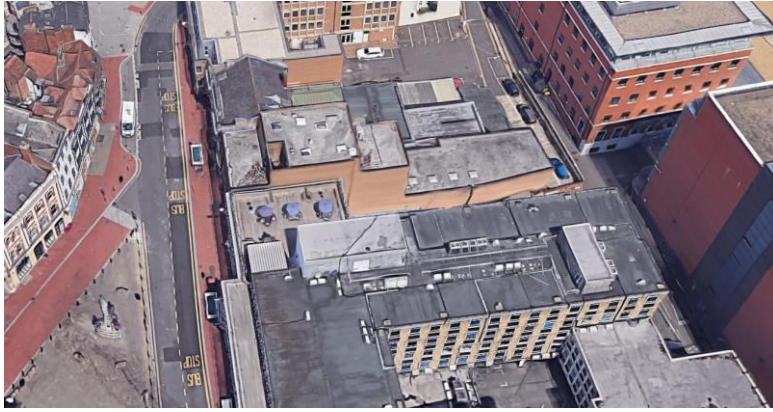
- Market Place is part of the classified highway network (Policy TR3)
- Market Place is part of a cycle route (Policy TR4)
- Land directly to the south of the site is allocated in the Local Plan under Policy CR14e (3-10 Market Place, Abbey Hall and Abbey Square), for retail and related uses at ground 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 permission for a number of works, summarised as:

- Extensions at fourth floor level, infilling a front elevation inset (also proposed at this point is a roof terrace) and to the rear (to extend the building at this point to the same footprint as the third floor), with the resultant fourth floor level proposed to be zinc clad. The proposed extensions at fourth floor level would create additional Class E office floorspace.
- Replacement upper floor windows and the increase in length of windows (reduced cill levels) at the following locations:
 - o front (west) elevation at second and third floor level
 - o side (north) elevation at second and third floor level
 - o rear (east) elevation at first, second and third floor level
- Two new window openings on the side (south) elevation at both second and third floor level (4 windows in total, all specified on the plans as being obscure glazed)
- Installation of 10 rooflights above the first floor (rear) level, replacing 4 existing rooflights on this roofslope
- The proposed plans also show the provision of 17 cycle spaces internally at ground floor level.

2.2 At the outset of the application the proposed extensions at fourth floor level were intended to simultaneously provide 2x2-bed residential units (change of use from office to residential); this element of the proposal was omitted during the course of the application, with the proposed extensions instead being sought for continued (in respect of the lawful use) office accommodation. In addition, an originally proposed roof addition above the existing fourth floor level, specified to provide a plant enclosure for an air source heat pump system was also omitted from the proposals on 15 February 2022. The applicant also submitted material details prior to the determination of the application to reduce the number of planning conditions.

2.3 It should be noted that prior approval was granted under 211312 for the change of use from offices to 14 residential units on 5 October 2021, with a more recent prior approval for 17 residential units approved on 15 February 2022. The changes to windows and addition of rooflights and rooftop plant, as proposed, are reasonably anticipated to be external works associated with the future residential use of the building, but given the prior approvals are yet to be implemented / completed, the description of development references the lawful upper floor office use.

2.4 Plans and information considered:

21/28/01 - Site Location Plan
21/28/03C - Existing Plans
21/28/04A - Existing Elevations
21/28/33 - Block Plan
As received 06/11/2021

21/28/30B - Proposed Plans
21/28/31A - Proposed Elevations 1
21/28/32A - Proposed Elevations 2
Design and Access Statement by Danks Badnell Architects Ltd
Completed Application and CIL forms (both revised to account for the change in nature of the proposals)
As received 15/02/2022

Materials Specification by Danks Badnell Architects Limited, Updated 31/03/2022
Double lock standing seam details by elZinc
Grid Balustrade details by Handrail Design
elZinc Rainbow Brown details by elZinc
As received 31/03/2022

VELUX Electric flat roof Smoke Ventilation window CSP with dome cover ISD Edition 2.0, dated 03/02/2020
VELUX INTEGRA® Electric flat roof window CVP with dome cover ISD Edition 2.0, dated 03/02/2020
21/28/35 Window Details
As received 28/03/2022

2.5 In terms of CIL, the proposed extensions, at 78sqm, are below the 100sqm threshold for being CIL liable.

3. RELEVANT PLANNING HISTORY

Application site

- 3.1 890144 - Change of use of ground floor from shop (A1 use class) to offices (A2 use class). Refused 13/10/1989.
- 3.2 890756 - Change of use of ground floor from retail (Class A1) to Estate Agents (Class A2). Refused 14/12/1989.
- 3.3 890972 - Change of use of ground floor from retail (Class A1) to Estate Agents (Class A2). Refused 14/12/1989.
- 3.4 900156 - Illuminated fascia sign. Approved 21/11/1990.
- 3.5 901111 - Externally illuminated fascia sign. Refused 10/02/1991.

- 3.6 991506 - Erection of new fascia sign to be lit by existing spot lighting. Granted 19/10/1999.
- 3.7 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.
- 3.8 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.
- 3.9 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.

Nearby sites

13-16 Market Place (neighbouring site to the north)

- 3.10 211664/FUL - Demolition of existing ground and first floor additions and rear elevation windows, erection of part single storey, part 4-storey rear extension, all associated with proposed Class E (commercial, business and service) use at basement and ground floor level and 9 residential units (Class C3) on the upper floors and associated works. Current application under consideration.
- 3.11 211665/LBC - Various internal and external works associated with the demolition of the existing ground and first floor additions and rear elevation windows, erection of part single storey, part 4-storey rear extension, all associated with proposed Class E (commercial, business and service) use at basement and ground floor level and 9 residential units (Class C3) on the upper floors. Current application under consideration.

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

- 3.12 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.
- 3.13 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.

4. CONSULTATIONS

- 4.1 **Public consultation** - The following addresses were consulted by letter on 17/11/2021:

8 Market Place, 8a Market Place; 1 Forbury Square, Soane Point 6-8 Market Place, 20 Market Place, 21-22 Market Place and (erroneously) 22b Market Place Wokingham.
- 4.2 In addition, two site notices were erected on 18/11/2021, expiring on 09/12/2021. A press notice was published on 25/11/2021, expiring on 16/12/2021.
- 4.3 No responses were received.

- 4.4 Given the changes to the scheme (see section 2), re-consultation letters were sent on 08/03/2022, expiring on 29/03/2022.
- 4.5 No responses were received.
- 4.6 **Local Groups** - Reading CAAC was formally consulted. No response was received.
- 4.7 Internal consultation:

Environmental Protection

- 4.8 Original observations (based on proposals which at that time included 2x residential units at 4th floor level): Suggested informative in terms of hours of construction works. Suggested conditions in terms of sound insulation between residential units and measures to prevent pests and vermin from bins.
- 4.9 Updated comments following revisions to scheme and re-consultation: No further comment.

Transport

- 4.10 Original observations (based on proposals which at that time included 2x residential units at 4th floor level): The site is located within the Reading Central Area and within Reading's primary shopping area. The site is located within Zone 1 of the adopted Parking Standards and Design SPD which is an area at the very heart of Reading Borough, consisting primarily of retail and commercial office developments, with limited residential. This area is well served by rail and bus links and also contains the largest proportion of public car parking spaces. Market Place has vehicle access restricted to buses, taxis and permit holders between 07:00-11:00 and 16:00-19:00 and forms part of the town centre bus loop.
- 4.11 This application is for an extension to the fourth floor to provide 2 no. 2 bedroom units. A recent prior approval has been received for the change of use of 1st to 4th floors from Class E (offices) to C3 (dwelling houses) consisting of 14 1-bed apartments.
- 4.12 No on site parking is to be provided; Given the central location of the site and the extensive parking restrictions in place preventing unauthorised parking in the area, a car free development can be considered in this location; However, future occupants of the proposed units should be aware that they would not be eligible for any resident or visitor parking permits.
- 4.13 In accordance with the Borough's Parking Standards and Design SPD, a minimum provision 1.0 cycle storage spaces should be provided per flat, therefore a total of 2 secure and covered storage spaces should be provided.
- 4.14 There is vehicular access to the rear for the ground floor commercial use via the Forbury. The bin stores are also located to the rear, that the residents will access via the rear staircase
- 4.15 Plans illustrate 9 no. cycle stands located within the building adjacent to the entrance. This is deemed acceptable.
- 4.16 The Design and Access confirms that refuse storage is located within the service area at the rear of the building. The applicant should ensure that the refuse storage provisions comply with the Council's Waste Management Guidance which is available to view online. Confirmation is refuse is to be collected privately or by the Council is required. Refuse collection details are required.

- 4.17 Given the location of the site a CMS would be required.
- 4.18 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.
- 4.19 Updated comments following revisions to scheme and re-consultation: The proposed creation of E class office space on the fourth floor do not change previous comments provided for this site. The proposal will not have a detrimental impact upon the highway as parking is controlled via the extensive parking restrictions in place. Servicing of the site can be provided from the rear.
- 4.20 Cycle storage should be provided for the office space in accordance with the Council's current standards.
- 4.21 The applicant should ensure that the refuse storage provisions comply with the Council's Waste Management Guidance which is available to view online. It is assumed that refuse collection will be from the rear of the site, however clarification is required.
- 4.22 In principle there are no Transport objections to this application.

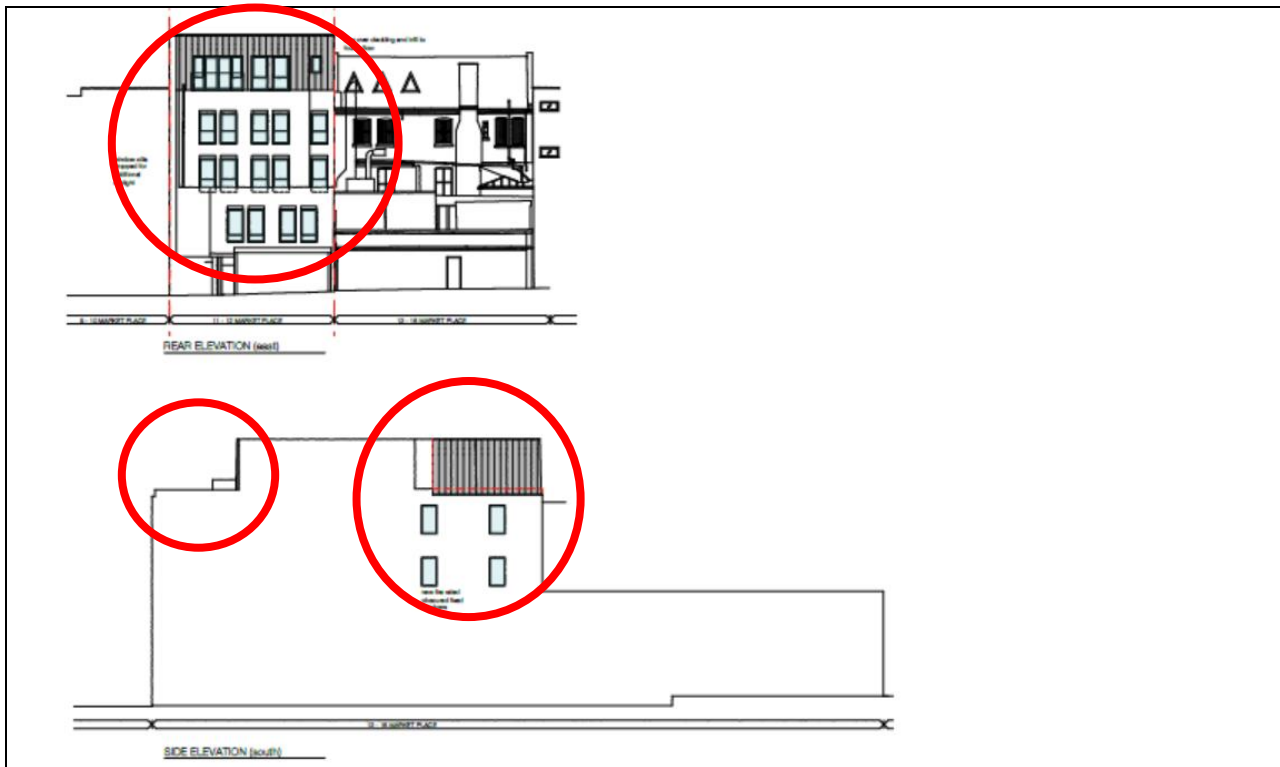
Conservation and Urban Design Officer

Fig. 4: Aerial views of the site. The area of the building impacted by proposed works are circled.



Fig. 4: The area of the building impacted by proposed works are circled.

- Main changes cladding the rear Service plant with metal side panels.
- Upgrading the front roof terrace balustrade.
- Lowering the window cills to about 900mm above the floor level.



4.23 Conservation comments - When the site was inspected in December 2021, it was proposed to add a small plant room to the rear upper roof. However, this item has now been removed. The extension at the rear is not consider a major issue, and its impact will be minimal.

4.24 The rear elevation of the listed heritage building to the north, is a prominent part of the character and significance of this building. The proposed works to number 12 Market Place, extending the small rear extension and altering windows are considered to only have a minimal impact on the neighbouring Listed Grade II building, and conservation area. There are no objections to the proposed works.

4.25 Planning Constraints

Planning (Listed Buildings and Conservation Areas) Act 1990

- Adjacent to Grade II, Listed Building in a Conservation Area.
- Section 16(2) requires the local planning authority to have special regard to the desirability of preserving the listed building or its setting or any features of special interest which it possesses.
- Section 72 (1) requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Planning Policy and Guidance

- National Planning Policy Framework (NPPF) - Section 16
- National Planning Practice Guidance

Reading Borough Council - Local Plan 2019

- Conservation Area: Market Place/London Street
- Policy EN1: Protection and Enhancement of the Historic Environment
- Policy EN3: Enhancement of Conservation Areas
- Policy EN6: New Development in a Historic Context

Other guidance

- 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)

Relevance of NPPF in assessing application

<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.

4.26 Conclusion - The proposed new extension to the front/rear of the modern building on the site, and slight modifications to the windows at the front facing Market Place (as well as the other elevations), will only have a minimal impact on the adjacent Listed building to the north and surrounding conservation area, and will not be seen from the historic Market Place.

4.27 There are no objections to the current proposal and it is recommended for **Approval**, subject to conditions.

1. No development shall commence until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted:

- a) fourth floor extension details;
- b) window/door details;
- c) roof-lights;
- d) external balcony

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

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7, CR2, EN1 and EN3 of the Reading Borough Local Plan 2019.

4.28 The proposed works are considered to have No Harm to the significance or character of the heritage building (adjacent to the north) and its conservation area setting at the rear, as defined in Section 16 of the NPPF. Also, it is considered to comply with Section 16(2) and Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as Council's Local Plan policies: EN1, EN3, EN4 and EN6.

4.29 Further comments following the submission of material details in March 2022: 11-12 Market place is a modern building, and the new finishes are a reasonably high standard. No Objections as proposed.

Waste; Sustainability; Valuations

4.29 No responses 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
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
EM1 Provision of employment development
EM2 Location of new employment development
TR3 Access, Traffic and Highway-related matters
TR5 Car and Cycle Parking and Electric Vehicle Charging
RL1 Network and hierarchy of centres
CR1 Definition of Central Reading
CR2 Design in Central Reading
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
[and see the Conservation & Urban Design officer comments above for further relevant documents]

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
- 7.2 Accordingly, each main consideration is appraised in turn.

Land use principles

- 7.3 The proposed development, following revisions during the course of the application, involves a 78sqm increase in office floorspace at the building, all at existing 4th floor level. The application site is located within the Central Reading Area and the office core. With Policies CR1, EM1 and EM2 in mind, there are no in-principle issues with an increase in office floorspace at the site. Given there is already office floorspace at the other floors of the building and that the proposed extensions relate to only part of the fourth floor, it is not considered necessary/reasonable to condition/control the office use at the extended parts of the fourth floor (also noting the description of development specifically references Class E office space).
- 7.4 The proposals do not alter or compromise the ground floor retail use, so no impacts on the regional centre of Reading are anticipated.

Design, including impact on heritage assets

- 7.5 The proposed front addition at fourth floor level effectively infills a presently recessed area, resulting in a single front building line instead of the current staggered approach. In front of the building line a small balcony area is proposed. More specifically, the front extension infills a 2.7m deep / 5m wide recessed area, with the newly proposed balcony 2.1m deep across the 10.1m full width of the building. The front elevation will be re-clad in zinc, which potentially marks an improvement over the existing appearance. Given the existing arrangement the proposed addition and works will not be highly visible from the public realm and would only have a minimal (non-harmful) impact on the neighbouring listed building and conservation area. During the course of the application the applicant has submitted material details (seeking to avoid a pre-commencement condition) and the Council's Conservation and Urban Design officer is satisfied with the details submitted and the proposals overall.
- 7.6 The same overall conclusion is reached in respect of the window/rooflight works and rear extension at fourth floor level too. The rear extension is predominantly 7m in depth and 10.1m in width, reducing to a depth of 2.92m for a 1.58m wide area on the northern elevation (meaning beyond the first 2.92m the extension is offset the northern boundary by 1.58m). Accordingly, in overall terms it is a fairly modest addition to the building and, mindful of the existing context to the rear of the group of buildings fronting Market Place, is not contentious in design / conservation terms, with this confirmed through the submission of material details during the application.
- 7.7 Officers have also been mindful of the impact of the proposals on the Abbey Quarter area and also the land allocated for development directly to the south of the site. In short, no adverse impacts would occur to the Abbey Quarter area as a result of the proposed works; with the proposals in-fact assisting in a modest improvement in comparison with existing. In terms of the site allocation 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.

Amenity

- 7.8 Considering outlook, visual dominance, overbearing / sense of enclosure and day/sunlight considerations first, the proposed extensions and works at fourth floor level are not considered to significantly impinge on any neighbouring or nearby occupier. At present, the lawful use of the upper floors of both buildings are as offices (see relevant history above), although prior approval has been granted (but not implemented) to the south and there is a current application for residential uses to the north. The application must be considered on the basis of the currently lawful neighbouring uses and, consequently, no significantly adverse impacts are envisaged in these regards.

- 7.9 In terms of overlooking and privacy matters, replacement / larger windows are proposed on the north (side), east (rear) and west (front) elevations. However, these are not considered to significantly increase opportunities for overlooking over and above the currently possible levels. Again, the largely office-based surroundings downplay the impact. On the south (side) elevation four new windows are proposed (two at both second and third floor level. The applicant has specified these as obscure glazed and it is considered reasonable to formalise this through a compliance-based condition. The proposals also include a terrace on the front elevation - this is limited in depth (2.1m) and set back from the frontage so as to safeguard the amenity of future users and not impinge significantly on nearby occupiers (noting an existing terrace at the neighbouring building to the south and design details being secured via condition).
- 7.10 In terms of noise and disturbance, dust and fumes and crime and safety, it is considered that the RBC recommended CMS will assist in ensuring these impacts are minimised through the construction period. This is for the benefit of both nearby occupiers/users and the general public passing by on the busy Market Place. In overall terms it is considered that the amenity of nearby occupiers will be protected, in line with Policy CC8.
- 7.11 For future office occupiers of the proposed accommodation it is considered that the proposed alterations and extensions will improve the standard of accommodation. In respect of the areas of the building which have recently been subject to prior approvals for residential use, it is considered that should that change of use occur, the proposed alterations would also benefit future residential occupiers.
- 7.13 Therefore, in overall terms, the amenity impacts of the proposals are considered to comply with Policy CC8.

Transport

- 7.14 RBC Transport, as per section 4 above, have provided comments on both the original and revised proposals. It is considered that cycle and waste storage details, as shown at ground floor level, will be secured in practice via compliance based conditions. A CMS is required given that windows are being replaced on all elevations and the 4th floor level works, and bearing in mind the busy Market Place context. The increase in office floorspace raises no specific transport concerns, subject to these conditions.

Sustainability

- 7.15 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, are required to meet BREEAM 'very good' to demonstrate this. No specific information has been submitted in this regard as part of the application submission, so details will be secured via condition.

Other matters

- 7.16 Two pre-commencement conditions, in respect of sustainability details (condition 4) and construction details (condition 7), are considered to be required. In line with section 100ZA(5) of the Town and Country Planning Act the wording of these conditions have been agreed with the agent (on behalf of the applicant) prior to the determination of the application (email from officer to agent on 22/02/2022; reply from agent on 23/03/2022).

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 planning permission can be granted.

9. RECOMMENDATION

- 9.1 Grant planning permission subject to conditions

Conditions

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:

21/28/33 - Block Plan
As received 06/11/2021

21/28/30B - Proposed Plans
21/28/31A - Proposed Elevations 1
21/28/32A - Proposed Elevations 2
As received 15/02/2022

Materials Specification by Danks Badnell Architects Limited, Updated 31/03/2022
Double lock standing seam details by elZinc
Grid Balustrade details by Handrail Design
elZinc Rainbow Brown details by elZinc
As received 31/03/2022

VELUX Electric flat roof Smoke Ventilation window CSP with dome cover ISD Edition 2.0, dated 03/02/2020
VELUX INTEGRA® Electric flat roof window CVP with dome cover ISD Edition 2.0, dated 03/02/2020
21/28/35 Window Details
As received 28/03/2022

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

3.

M3 MATERIALS (AS SPECIFIED)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7, CR2, EN1 and EN3 of the Reading Borough Local Plan 2019.

4.

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

No development shall commence on site until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and approved in writing by the Local Planning Authority.

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

5.

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

Prior to first occupation of the extended fourth 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.

6.

PD3 OBSCURE GLAZING

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed windows on the south (side) elevation shall be top openable above 1.7m as a minimum when measured from the floor level of the respective rooms, and glazed with obscure glass before occupation of the development hereby approved and shall be permanently maintained as such.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 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.

DC5 CYCLE PARKING (AS SPECIFIED)

The fourth floor extension hereby permitted shall not be occupied until the bicycle parking facility has been provided in accordance with the plans hereby approved. The facility shall be kept available for bicycle parking at all times thereafter.

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

9.

DC8 REFUSE AND RECYCLING (AS SPECIFIED)

The fourth floor extension hereby permitted shall not be occupied until the refuse and recycling storage facility has been provided fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the building at all times.

REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading 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

In light of the originally proposed residential use at fourth floor level and prior approvals 211312 and 211811 at the site, the applicant is reminded that this permission solely relates to further office accommodation at fourth floor level. A separate application for planning permission would be required for residential use of the extended parts of the building as part of this permission, which would be judged on its own merits at the relevant point in time.