

No. 38 Oxford Road and 3-5 Cheapside, Reading, RG1

CHANGE OF USE OF UPPER FLOORS TO SIX DWELLINGS (CLASS C3) WITH USE OF PART OF GROUND FLOOR FOR CYCLE PARKING, REFUSE AND RECYCLING STORE; ALTERATIONS AND REAR EXTENSION TO LISTED BUILDING



HEADS OF TERMS STATEMENT

Ref. 9072/5 HoT

WITHOUT PREJUDICE

1. This statement forms part of an application for planning permission and listed building consent on behalf of New Hill Ltd for:

CHANGE OF USE OF UPPER FLOORS TO SIX DWELLINGS (CLASS C3) WITH USE OF PART OF GROUND FLOOR FOR CYCLE PARKING, REFUSE AND RECYCLING STORE; ALTERATIONS AND REAR EXTENSION TO LISTED BUILDING

2. It is acknowledged that the Council, as part of its consideration of the proposals, may require the Applicant to enter into a section 106 planning agreement.

3. The Applicant is willing to engage with the Council to discuss the precise nature and scope of any obligations that may be associated with the application proposals.

4. However it should be noted that the applicant has submitted a Financial Viability Assessment which concludes that the proposals are unable to support any affordable provision and/or contributions.

5. The Applicant will, therefore, engage with the Council at an early stage to discuss the precise nature and scope of any s106 planning obligations that may be deemed necessary as a consequence of the application proposals.

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**Planning Works Ltd**

**01494 725944**

[garythomas@planning-works.co.uk](mailto:garythomas@planning-works.co.uk)