

DELEGATED APPLICATION REPORT

Address: Addington House, 73 London Street, Reading, RG1 4QA

Application No: 210702/VARIAT

Proposal: Variation of condition 2 (approved plans) and removal of condition 4 (on-site vehicle parking) of planning permission 180758 (conversion to 8 residential units and associated works)

Applicant: Mr Dave Hasler & Mrs Karen Eden

Date received (valid from): 06/05/2021

Target Decision date: 01/07/2021

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

- 1.1 The application site comprises a basement and three-storey mid-terrace building located on the east side of London Street, close to the junction with South Street (to the north).
- 1.2 The site is located within Market Place / London Street Conservation Area. The building is grade II* listed, albeit the Historic England listings are somewhat unclear in that they refer to Nos. 73 and 75 London St (grade II*) and Nos. 75 and 77 (grade II). The application solely relates to No. 73 and No. 75-77 is an entirely separate building. The listing description for Nos. 73 and 75 are as follows:

LONDON STREET 1. 5128 (East Side) Nos 73 and 75 SU 7173 SE 3/195 22.3.75. II GV 2. 1748, house of Dr Addington, physician to George III, father of the later Prime Minister. (Lead rainwater head with initials AM and date 1748 removed since previous list). An imposing pair of houses of the same general design. 3 storeys and basement. Stucco plinth, red brick, header bond. Painted stone string at 1st floor level, and painted stone cills to 1st and 2nd floor windows. Moulded and painted stone cornice, plain brick parapet with stone coping. Old tile roof, taller hipped part to left with shaped chimney. Glazing bar sash windows (No 75 has a vent now to 2nd floor left hand window), scalloped blind boxes to No 75. Central doors with stone steps (only No 73 retaining moulded nosing). No 73 has 6 panelled door with radiating fanlight over deep plain painted wood architrave with ovolo moulding. Moulded open pediment on half scroll fluted brackets with acanthus ornament, repeated at right angles on wall face. No 75 has double 6 panelled door with rectangular fanlight (oval and star glazing pattern); wood case with panelled reveals, architrave surround, plain frieze, moulded cornice and half scroll fluted brackets with acanthus ornament. Recently a further door has been inserted to left of No 75, smaller with isolated brackets (probably intended for a flat hood). C18 or early C19 ramped spearhead cast-iron railings with panel standards topped with small urns and segmental bar and ball across front of both houses. No 73 retains a pair of sphinx footscrapers. Interior of No 75 altered to cinema. No 73 has original staircase with fluted balusters*

and plaster panelling in principal rooms, hall and staircase. Flagged hall with black diamond corners. Rear altered.

- 1.3 The site is also within an Air Quality Management Area and the Central Reading Area. The surrounding area contains a mix of uses, predominantly commercial at ground floor level and residential on the upper floor levels. In particular, it is noted that a private function hall is located next to the application site.

2. The Proposal & procedural background

- i. The applicant is seeking to vary condition 2 (approved plans) and remove condition 4 (on-site vehicle parking) of planning permission 180758 (conversion to 8 residential units and associated works). Both removal and variation of conditions are covered under section 73 and as the variation is sought as a result of proposed removal, it is considered appropriate for this to progress under a single application.

- ii. More specifically, the applicant is seeking to remove condition 4, which is worded as follows:

The dwellings hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the approved plan. The space(s) 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, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document Policy 2012 (Altered 2015).

- iii. The applicant has provided the following justification in supporting the proposed removal of the condition:

The three parking spaces referred to are accessed across the car park of the adjacent building (Compass House, from South Street), but have problems as there is an original wayleave right to cross the car park to access these spaces but it is historic and relates to the previous use of the car park spaces as a service bay and landscaping rather than car park spaces.

We are unsure these problems can be overcome, therefore wish this condition to be removed and that you consider a car-free development (as restrictions to cover on-street parking are already specified by conditions 7 & 8).

- iv. In practice, the three parking spaces would not be marked out as such and the space would instead remain as areas of hardstanding, as existing.
- v. Given that the approved on-site parking spaces are shown on the approved plans, condition 2 (approved plans) is consequently proposed to be amended to specify on the plans that these areas will solely be areas of hardstanding rather than car parking spaces. In practice, this relates to the block plan and ground floor plan, with amendments as follows:

Relevant plans referenced on permission 180758, now sought to be superseded:

002 Rev P2 - Block Plan, as received 10/05/18

003 Rev P8 - Ground Floor, as received 29/08/18

Now proposed plans:

PL-002 - Block Plan

PL-003 - Ground Floor

Both received on 05/05/2021

For completeness, the applicant has also submitted a site location plan:

001 Rev P2 - Location Plan

As received on 06/05/2021

- vi. From a procedural perspective, relevant guidance from PPG is reproduced 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 original 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 original 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 original 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.

Annex A: summary comparison table 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.

3. Public Consultation

i. Neighbour Consultation

Owing to the Coronavirus pandemic a site notice was sent to the applicant to erect on 06/05/2021. The agent provided photographs on 28/05/2021 showing site notices being displayed in the front window and on the front door of the building. The agent confirmed that the expiry date for the site notice was 17/06/2021.

A press notice was published on 13/05/2021, expiring on 03/06/2021.

No responses have been received.

A site visit was not possible owing to the on-going Coronavirus pandemic, albeit in the context of the nature of the proposals a site visit is not considered to be essential in this instance.

4. Consultations

RBC Transport Development Control advise that given the parking restrictions in place in the surrounding area that can control and manage unauthorised on street parking and the sites close proximity to the town centre, an effectively 'car free development' can be accepted in this instance. Permit conditions and informatives have already been provided within the original Transport comments on 180758.

Historic England were consulted (for completeness) and no response has been received.

5. Plans Considered

i. Plans and documents considered as part of 180758:

001 Rev P2 - Site Location Plan, as received 10/05/18
002 Rev P2 - Block Plan, as received 10/05/18
003 Rev P8 - Ground Floor, as received 29/08/18
004 Rev P8 - First Floor, as received 29/08/18
005 Rev P8 - Second Floor, as received 29/08/18
006 Rev P6 - Roof Plan, as received 10/05/18
007 Rev P8 - Basement Floor Plans, as received 29/08/18
008 Rev P2 - Existing Elevations, as received 10/05/18
016 Rev P1 - Proposed Vent Terminal Locations & Section AA, as received 29/08/18

Heritage Impact Assessment Rev P4 (including Appendix A, B & C) by Hives Architects, as received 29/08/18

009 Rev P2 - Design & Access statement by Hives Architects, as received 29/08/18
011B - Loss of Employment Statement, as received 29/08/18
012 - Noise and Vibration Statement, as received 10/05/18
013 - Sustainability Statement, as received 10/05/18
015 Options 3&4, as received 29/08/18

Plans now proposed:

PL-002 - Block Plan
PL-003 - Ground Floor
Both received on 05/05/2021

001 Rev P2 - Location Plan
As received on 06/05/2021

6. Relevant Planning History

Application site

990692 - Removal of modern partitions to restore original room sizes, cutting out and renewal of rotten floor and replacement of internal rainwater disposal system. Granted 08/11/2000.

990923 - Erection of replacement fire escape stair on rear elevation. Granted 18/10/2000.

991342 - Works to include the separation of numbers 71 and 73 and demolition of two storey return to building and infilling of doors and windows as necessary. Granted 12/10/2000.

100529 - Erection of commemorative blue plaque. Granted 15/09/2010.

180758/FUL - Conversion of basement and 3 storey office building to 8 (1x studio, 4x1 & 3x2-bed flats) residential units (Class C3) and associated works. Granted

180875/LBC - Internal and external works associated with conversion of an existing office building to 8 flats. Granted 12/10/2018.

7. Equality Act 2010:

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

8. Relevant Planning Guidance

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

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

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. The Development Plan for Reading relevant to the application site comprises the Reading Local Plan 2019.

As per the PPG, the local planning authority 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.

The 'National Planning Policy framework' ('NPPF') 2019 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Plan according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

9. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2019

National Planning Policy Guidance

Reading Local Plan 2019

- CC1 Presumption In Favour Of Sustainable Development
- CC2 Sustainable Design and Construction
- CC3 Adaption to Climate Change
- CC5 Waste Minimisation and Storage
- CC6 Accessibility and the intensity of development
- CC7 Design and the Public Realm
- CC8 Safeguarding Amenity
- EN1 Protection and Enhancement of the Historic Environment
- EN3 Enhancement of Conservation Areas
- EN9 Provision of Open Space
- EN15 Air Quality
- EM3 Loss of Employment Land
- H1 Provision of Housing
- H2 Density and Mix
- H3 Affordable Housing
- H10 Private and Communal Outdoor Space
- TR1 Achieving the Reading Transport Strategy
- TR3 Access, Traffic and Highway-Related Matters
- TR5 Car and Cycle Parking and Electric Vehicle Parking
- CR2 Design in Central Reading
- CR6 Living in Central Reading

Supplementary Planning Guidance

Revised Parking Standards and Design SPD 2011

Revised SPD on Planning Obligations under Section 106 (2015)

Affordable Housing SPD (2021)

Sustainable Design and Construction SPD (2019)

Other relevant documents / guidance

Market Place / London Street Conservation Area Statement

10. Appraisal

It is considered that the simplest and most efficient means of assessing the proposals is to assess the changes proposed in turn, followed by changes in policy/material considerations since the original permission. This will then lead to an overall conclusion.

A) Removal of condition 4 - on site parking provision

Condition 4 (as detailed at section 2 of this report) was included by virtue of the originally proposed development explicitly detailing that on-site car parking provision would be provided. In essence, it was included to ensure that what the applicant specified at the time of the permission would be implemented. However, given the location of the site, in close proximity to the Oracle shopping centre, multi-storey car parks, and Broad Street where there is a range of shops and services, had the proposals originally been submitted with no on-site parking provision (i.e. effectively being 'a car-free development') this would have been supported by Transport officers (as it was for permission 160957/FUL at neighbouring 75-77 London Street, which approved a conversion to six dwellings). Given this context, as confirmed in the Transport response at section 4 above, there are no issues with the removal of this condition. This is also due to the parking permit conditions (No's 7 and 8) being retained and not being altered, which in practice means that future occupiers will not automatically obtain on-street parking permits. Accordingly, there would be no adverse transport implications and the condition can be removed.

B) Variation of condition 2 - altered plans to omit the on-site parking

By consequence of the proposed removal of condition 4, the approved plans condition (No. 2) is required to be updated to reflect that no on-site parking is now proposed. This has duly been denoted, with the spaces instead annotated as areas of hardstanding now. This is considered to be a minor material change which is uncontentious.

C) Change in Policies and material considerations

The PPG, as detailed at section 2 above, specifies that the local planning authority 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 this regard, it is acknowledged that the NPPF was updated in 2019, while at the local level the LDF Core Strategy, Sites and Detailed Policy Document and Reading Central Area Action Plan policy documents have all been superseded by the 2019 Reading Local Plan. There are some areas where there has been a change in policy emphasis, such as affordable housing. As per Policy H3, the proposed change of use would be liable to contribute to affordable housing, unlike the policy position at the time of the original permission (no affordable housing requirement was necessary). Whilst acknowledging that this is a change in policy and the implication of s73 applications, in this specific instance it is considered that to seek an affordable housing contribution in the context of the nature of the proposals would not be a proportionate or reasonable response. Accordingly, there is contention that no affordable housing contribution is necessary in this instance.

The Council's conservation and heritage policies have also been strengthened in the new Local Plan. However, as the proposals do not seek to physically alter any part of the building (in comparison with the existing permission/consent), it is not considered appropriate to re-visit this element. Historic England has been consulted on the application, but no response has been provided.

D) Other matters

There was no legal agreement necessary with the original permission and none is required in this instance either.

By virtue of the removal of parking at the rear of the site, outlook from rear facing ground floor windows will potentially improve without cars being parked at close quarters.

As a consequence of a revised ground floor plan being submitted in relation to removing reference to on-site car parking, conditions 5 (cycle parking) and 6 (bin storage) are also required to be altered to reflect the now proposed ground floor plan.

By virtue of none of the pre-commencement conditions substantively altering from those previously agreed, it has not been considered necessary to agree pre-commencement conditions with the applicant in line with Section 100ZA.

E) Conclusion

In overall terms it is considered that the proposals accord with the general thrust of the development plan and all other material considerations, which enables this removal and variation of condition application to be supported.

Recommendation

Grant variation of condition 2 and removal of condition 4.

In line with the PPG, all of the original conditions (as part of 180758) are reproduced below in blue, with the altered worded conditions (bearing in mind the PPG) in red (changed areas highlighted in yellow). Officer notes explaining the changes are also detailed in green.

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

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.

The development hereby permitted shall begin no later than three years from the date of planning permission 180758 issued 12/10/2018.

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.

The altered condition ensures the applicant does not have further time to implement the permission, with this one component which cannot change under s73.

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

002 Rev P2 - Block Plan, as received 10/05/18
003 Rev P8 - Ground Floor, as received 29/08/18
004 Rev P8 - First Floor, as received 29/08/18
005 Rev P8 - Second Floor, as received 29/08/18
006 Rev P6 - Roof Plan, as received 10/05/18
007 Rev P8 - Basement Floor Plans, as received 29/08/18
016 Rev P1 - Proposed Vent Terminal Locations & Section AA, as received 29/08/18

Reason: To clarify which plans have been approved.

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

004 Rev P8 - First Floor, as received 29/08/18
005 Rev P8 - Second Floor, as received 29/08/18
006 Rev P6 - Roof Plan, as received 10/05/18
007 Rev P8 - Basement Floor Plans, as received 29/08/18
016 Rev P1 - Proposed Vent Terminal Locations & Section AA, as received 29/08/18

PL-002 - Block Plan
PL-003 - Ground Floor
Both received on 05/05/2021

Reason: To clarify which plans have been approved.

Officer note: This condition has been updated to reflect the plans submitted in this application.

3. * No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority to provide for:

- 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) any footpath closures or road closures needed during construction
- e) wheel washing facilities on site
- f) a scheme for recycling waste resulting from the construction works

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the Local Planning Authority.

Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety, in accordance with Policies CS20 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

* No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority to provide for:

- 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) any footpath closures or road closures needed during construction
- e) wheel washing facilities on site
- f) a scheme for recycling waste resulting from the construction works

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the Local Planning Authority.

Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety, in accordance with Policies TR1, TR3, EN16 and CC8 of the Reading Borough Local Plan 2019.

Wording within the reason updated to reflect the change in policy context to the Reading Borough Local Plan 2019.

4. The dwellings hereby permitted shall not be occupied until all vehicle parking

space(s) have been provided in accordance with the approved plan. The space(s) 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, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document Policy 2012 (Altered 2015).

Condition 4 is hereby removed.

The altered condition is self-explanatory based on the assessment section above.

5. No dwelling hereby permitted shall be occupied until the bicycle parking facility for that dwelling has been provided in accordance with the approved plan(003 Rev P8 - Ground Floor, as received 29/08/18). The facility shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

No dwelling hereby permitted shall be occupied until the bicycle parking facility for that dwelling has been provided in accordance with the approved plan (PL-003 - Ground Floor, as received on 05/05/2021). The facility shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policies TR1 and TR3 of the Reading Borough Local Plan 2019.

Updated to reflect the now proposed ground floor plan and conditions in the 2019 Local Plan.

6. No dwelling shall be occupied until the bin storage facilities shown on the approved plans (003 Rev P8 - Ground Floor, as received 29/08/18 & 007 Rev P8 - Basement Floor Plans, as received 29/08/18) have been provided and the bin storage facility shall be retained thereafter for use by occupiers of the dwelling/building at all times.

Reason: To ensure that sufficient provision is made for the storage and collection of refuse and recyclables and to safeguard the amenity (including visual amenity) of existing nearby / future occupiers / road users from potential disturbance and/or smells and highway safety, in accordance with Policies CS2 and CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

No dwelling shall be occupied until the bin storage facilities shown on the approved plans (PL-003 - Ground Floor, as received on 05/05/2021 & 007 Rev P8 - Basement Floor Plans, as received 29/08/18) have been provided and the bin storage facility shall be retained thereafter for use by occupiers of the dwelling/building at all times.

Reason: To ensure that sufficient provision is made for the storage and collection of refuse and recyclables and to safeguard the amenity (including visual amenity) of existing nearby / future occupiers / road users from potential disturbance and/or smells and highway safety, in accordance with Policies CC5, CC7, CC8 and TR3 of the Reading Borough Local Plan 2019.

Updated to reflect the now proposed ground floor plan and conditions in the 2019 Local Plan.

7. 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 Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document Policy 2012 (Altered 2015).

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 TR3 and TR5 of the Reading Borough Local Plan 2019.

Wording within the reason updated to reflect the change in policy context to the Reading Borough Local Plan 2019.

8. 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 Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

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

Reason: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area, in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

Wording within the reason updated to reflect the change in policy context to the Reading Borough Local Plan 2019.

9. * No development shall take place until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as

an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded.

Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing, and retained thereafter.

Reason: To protect the amenity of future occupants of the proposed development in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

* No development shall take place until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded.

Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing, and retained thereafter.

Reason: To protect the amenity of future occupants of the proposed development in accordance with Policies EN16, CC8 and CR6 of the Reading Borough Local Plan 2019.

Wording within the reason updated to reflect the change in policy context to the Reading Borough Local Plan 2019.

10. No development shall take place until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Domestic Refurbishment Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and receipt acknowledged in writing by the Local Planning Authority.

Reason: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CS1 of the Reading

Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

* No development shall take place until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Domestic Refurbishment Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and receipt acknowledged in writing by the Local Planning Authority.

Reason: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policies CC2 and CC3 of the Reading Borough Local Plan 2019.

Wording within the reason updated to reflect the change in policy context to the Reading Borough Local Plan 2019.

11. No development shall be occupied until a copy of a Final BREEAM Certificate in accordance with the BREEAM Domestic Refurbishment Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and receipt acknowledged 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 the above condition.

Reason: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

No development shall be occupied until a copy of a Final BREEAM Certificate in accordance with the BREEAM Domestic Refurbishment Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and receipt acknowledged 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 the above condition.

Reason: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policies CC2 and CC3 of the Reading Borough Local Plan 2019.

Wording within the reason updated to reflect the change in policy context to the Reading Borough Local Plan 2019.

12. No habitable accommodation shall be provided at basement floor level and instead this floor of the building shall only be used for ancillary storage facilities,

as shown on approved plan 007 Rev P8 - Basement Floor Plans, as received 29/08/18.

Reason: To safeguard the amenity of future occupiers from potential accommodation which would cause significant detrimental impacts owing to a lack of access to daylight and sunlight, outlook and natural ventilation, in accordance with Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

No habitable accommodation shall be provided at basement floor level and instead this floor of the building shall only be used for ancillary storage facilities, as shown on approved plan 007 Rev P8 - Basement Floor Plans, as received 29/08/18.

Reason: To safeguard the amenity of future occupiers from potential accommodation which would cause significant detrimental impacts owing to a lack of access to daylight and sunlight, outlook and natural ventilation, in accordance with Policy CC8 of the Reading Borough Local Plan.

Wording within the reason updated to reflect the change in policy context to the Reading Borough Local Plan 2019.

Informatives

1. 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.
2. The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.
3. Noisy construction, demolition and associated activities should be restricted to between the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, with no noisy works taking place at any time on Sundays and Bank or Statutory Holidays.

There should be no burning of waste on the site. For further information about construction and demolition nuisance law please refer to the Environmental Health section of the Council's website.

4. 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.

5. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the **prescribed target** timescale for the decision to be issued.

6. 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.

7. 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.

Same as previous, barring the element highlighted in informative 5.