

DP9 Limited
100 Pall Mall
London
SW1Y 5NQ

FAO: Mark Knibbs

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: Various

Direct: ☎ 0118 9372023

e-mail: susanna.bedford@reading.gov.uk

13th September 2021

Your contact is: **Susanna Bedford, Planning**

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 200167, 200203, 200204, 200326 and 200327

Application type: Approval of Conditions

Address: 20 Hosier Street, Reading, RG1 7JL

Proposal: Application for approval of details reserved by condition 4 (Method Statements), 12 (Air Quality), 16 (Drainage Details), 24 (Archaeology) and 28 (Finished Floor Levels) of permission 182054

I refer to your Approval of Conditions applications listed above.

Please see below a comprehensive consolidated Discharge of Condition Table. Each of the above applications will now be closed, and any further information to be approved should be submitted under a new application reference and will be allocated to a new officer.

Following the grant of permission 200096 / NMA (Permitted 31.3.2020) it is stated in the Table that the timing 'triggers' of some pre- commencement conditions stated within pp 182054 have been altered.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me via email address or the direct line as above.

Yours sincerely

Susanna Bedford

Susanna Bedford
Principal Planning Officer

Condition	Application Ref	Information Submitted	Condition Status / LPA Response
1. Time Limit	To be noted		
2. Approved Plans	To be noted		
3. Submission of Materials		200096 / NMA amended condition 'trigger' (Permitted 31.3.2020)	Required prior to construction
4. CSM	200326	200096 / NMA amended condition to require separate Method Statement documents for i)Demolition and ii) Construction (Permitted 31.3.2020) Demolition and Construction Method Statement ref TVR19013- CMS A2 dated 20.12.2019 Received by the LPA 27.2.2020	As set out in previous correspondence (LPA email 1.6.2020) the following issues are required to be addressed prior to the Demolition (and Construction Statement) being discharged: • It has been stated that a 3m wide emergency route will be retained to the rear of the Broad Street Mall but the site layout plan does not identify a retained 3m wide route. The road itself is approximately 5.3m wide and therefore the 3m retrained width would be half of the carriageway. • No storage areas have been illustrated on the submitted plan. • How will pedestrians be managed once the proposed hoarding has been erected blocking the footway on the northern side. • In accordance with Safety at Street

			Works and Road Works, A Code of Practice a safety zone has not been provided around the hoarded area and this must be provided. • No information has been provided on how reversing vehicles will turn or how they will be managed. • No information has been provided on what is proposed to the existing pay and display bay located on the southern side of Hosier Street, this should be included within the CMS. Given these outstanding points officers are unable to recommend the discharge of the condition until the above has been addressed.
5. Cycle Parking			Required prior to occupation
6. Details of Bin Storage			Required prior to first use
7. Details of Servicing			Required prior to first use
8. Access to be stopped up			To be noted
9. Details of glazing and ventilation			Prior to fist use of building
10. Noise Assessment			Required if external plant sought

11. Odour Assessment			Required prior to any kitchen extraction system being installed
12. Submission of Air Quality	200204	Amended Air Quality Screening Assessment - AIR QUALITY ADDENDUM REVISION 02 - 09 OCTOBER 2020 prepared by Hoare Lea Received 9.10.2020	This information submitted is satisfactory to discharge this condition.
13. Construction Hours	To be noted		
14. No burning of waste on site	To be noted		
15. Biodiversity Improvements			Prior to first use
16. SUDS Details	200327	200096/ NMA amended condition 'trigger' (Permitted 31.3.2020) Sustainable Drainage Plan Produced by Kier Control Date 18/2/2020 SUBJECT TO revised drawing number 2356-BJB-XX-ZZ-DR-S-0601-P02 received 01.06.2020	Allows demolition prior to submission of details. This information submitted is satisfactory to discharge this condition.
17. Details - Thames Water			Prior to occupation
18. Interim BREEAM Certificate	200096/ NMA	Revised wording of condition	
19. Final BREEAM Certificate	200096/ NMA	Revised wording of condition	

20. Details of External Lighting			Prior to first use of building
21. Maximum number of bedrooms	To be noted		
22. Hours of Use	To be noted		
23. Retention of active window display	To be noted		
24. Details of Archaeological Field Evaluation	200167	Written Scheme of Investigation for an Archaeological Evaluation V2, produced by MOLA dated 10.1.2020	The requirements of the first element of Condition 24 have been met. It should be noted that the results of the exploratory investigation will establish if there are any areas of archaeological interest within the site that require further archaeological investigation either prior to or during development and as required by the second part of Condition 24. Part 2 of Condition remains to be discharged.
25. Permitted use class	To be noted		
26. Crime Prevention Standards	To be implemented		
27. Fire safety Measures			Prior to first use

28. Details of Finished Floor Levels	200203	Submitted drawings Proposed Cycle Parking Plan (dwg. 0397 rev. P00); • Proposed Ground Floor Plan (dwg. 0310 rev. P05); • Proposed First Floor Plan (dwg: 0311 rev. P02); • Proposed Second Floor Plan (dwg: 0312 rev. P02); • Proposed Third Floor Plan (dwg: 0313 rev. P02); • Proposed Fourth Floor Plan (dwg: 0314 rev. P02); • Proposed Fifth Floor Plan (dwg: 0315 rev. P02); • Proposed Sixth Floor Plan (dwg: 0316 rev. P02); • Proposed Seventh Floor Plan (dwg: 0317 rev. P01); and • Proposed Roof Plan (dwg: 0338 rev.P04).	The report to Planning Committee stated: “In relation to the possible future regrading of Hosier Street to seek to remove the current slope, this does not fall within the red line area or remit of this application. However to ensure that this application does not prejudice future public realm improvements the applicant is required to demonstrate regrading of Hosier Street in the context of the proposed hotel. A plan has been submitted that seeks to demonstrate this is acceptable from a highways perspective.” Officers are seeking to ensure via this condition that the future public realm works are not prejudiced, and that to make sure the levels tie up with the Masterplan scheme (ref 182137) that has now been ratified by Committee. Can you confirm that the plans in particular ‘the corner’ of the hotel where these two applications adjoin tally. Given the above I am unable to recommend the discharge of this condition until the above has been addressed.
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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>