

**DELEGATED APPLICATION REPORTS - Application Nos.: A) 200850/FUL & B) 200851/LBC**

**Address:** 245 Oxford Road, Reading, RG1 7PX

**Proposals:** a) Conversion of lower ground and upper ground maisonette to 2x2-bed flats (1 each at lower ground and upper ground floor level), replacement window and door on front elevation at lower ground floor level and replacement of a window with a double door and three extract grills on rear elevation at upper ground floor level and associated works (amended description).

b) Various internal and external alterations associated with conversion of lower ground and upper ground maisonette to 2x2-bed flats (1 each at lower ground and upper ground floor level), including replacement window and door on front elevation at lower ground floor level and replacement of a window with a double door and three extract grills on rear elevation at upper ground floor level (amended description).

**Applicant:** Ms Helen Townsend

**Case officer:** Jonathan Markwell

**Date received (valid from):** 23/07/2020

**Target decision date:** Originally 17/09/2020, but extensions of time have been agreed until 21/06/2021

**1. Site Description and Surrounding Area:**

1.1 The application site comprises a four storey (lower ground, upper ground, first and second floor) mid-terrace property on the south side of Oxford Road, located between the junctions of Lorne Street (to the east) and Argyle Street (to the west). There is a shared amenity space at the front and a substantial rear garden. This application relates solely to the lower and upper ground floor levels of the building. The building is presently divided into three flats (lower/upper ground; first; second floors).



Site photographs from unaccompanied officer visit on 06/05/2021

1.2 The application site building is Grade II listed, as part of a wider terrace, with the full listing description as follows:

1. 5128 SU 7073 12/224

*OXFORD ROAD (South Side) Nos 237 to 247 (odd) (Prospect Terrace)*

*II GV*

2. Including No 2 Lorne Street. Early-mid C19 altered. 3 storeys and basement. Red brick. Hipped slate roof with ridge chimneys, Nos 141-147 with flat eaves. 2 ranges of glazing bar sash windows each, some altered, No 141 has early C20 square bay to basement and 1st 2 floors. Nos 237-243 retain elegant segmental arched doorways with radiating and wreathed fanlights, Greek key fret lintels supported on fluted Doric columns; 6 panel doors. No 145 has modern doorway. No 147 a 6 panel door in single storey extension to right which has square marginally glazed fanlight flanked by brackets on narrow panelled pilasters. Lorne Street door (No 2) has lost its gate and retains only its contemporary footscrapers.

Listing NGR: SU7042473420

- 1.3 The application site building is also located within the Russell Street / Castle Hill / Oxford Road Conservation Area, with Prospect Terrace referenced as some of the oldest buildings in the area. Page 61 of the appraisal states that “Prospect Terrace is a fine, Grade II Georgian terrace set back from the Oxford Road largely in poor condition and negatively impacted by the petrol station opposite and the busy road”.
- 1.4 The surrounding area comprises a mix of uses and buildings with contrasting architectural styles within Battle ward. The site is also within an air quality management area, smoke control zone and controlled parking zone (with Oxford Road being a Classified road).

## 2. Proposals:

- 2.1 Full planning permission is sought for the conversion of the lower ground and upper ground maisonette to 2x2-bed flats (1 each at lower ground and upper ground floor level), the replacement of a window and door on the front elevation at lower ground floor level and the replacement of a window with a double door and the provision of three extract grills on rear elevation at upper ground floor level. Some further associated works are proposed, such as the provision of a bike store in the front amenity space (which is shared with No. 243 and is under the same ownership) and the containment of a section of the rear amenity space to provide separate dedicated amenity spaces for the lower ground and upper ground floor flats.
- 2.2 Listed building consent is sought for the various internal and external alterations associated with conversion of lower ground and upper ground maisonette to 2x2-bed flats (1 each at lower ground and upper ground floor level). The external works are described above, with a summary of the main internal works including:

### Lower ground floor

- Internal windows to be blocked up and plastered to facilitate internal layout changes for residential use
- Existing stair blocked up from basement
- Opening up of rooms with removal of internal partitions to serve bedroom 2 and the combined living/dining/kitchen room
- An existing timber beam is to be replaced with RSJ and protected with fireboard.
- New floor finish and floor built up too
- Provision of Gyproc fireline to all basement level ceilings
- New internal walls to facilitate the proposed residential use
- Provision of heat, smoke and carbon monoxide detectors (both floors)

### Upper ground floor

- New internal doors to facilitate the use as a ground floor flat
- Provision of two layers of Gyproc fireline to all ground level ceilings

- New matching skirting
- 2.6 During the course of the application the applicant has submitted revised plans to correct a number of inconsistencies on the existing / proposed plans, together with revisions to the scheme to address officer feedback. Most substantially this includes altering the lower ground floor to propose a single unit rather than the two originally proposed and relocation of the proposed cycle store. In addition, during the course of the application, daylight/sunlight and sustainability statements have been submitted by the applicant in support of the proposals. Finally, and most recently, the applicant clarified that secondary glazing originally proposed at ground floor level would no longer be sought (as the existing windows were suitable to be retained and reinstalled after making good works, without the need for secondary glazing). Accordingly, the upper ground floor plan was updated accordingly.

### 3. Plans Considered:

Existing Front Elevation, as received 23/07/20  
 Existing Rear Elevation, as received 23/07/20  
 Existing Lower Ground Floor Plan, as received 23/07/20  
 Existing Ground Floor Plan, as received 23/07/20  
 Proposed Front Elevation Rev A - 04.04.20, as received 23/07/20  
 Proposed Rear Elevation Rev B - 07.16.20, as received 23/07/20  
 Proposed Lower Ground Floor Plan Rev C - 27.08.20, as received 27/08/20  
 Proposed Ground Floor Plan Rev D - 16.06.21, as received 16/06/21  
 Proposed Section AA Rev D - 210518, as received 18/05/21  
 Proposed Site Plan Rev D - 210518, as received 18/05/21  
 Existing Site Plan Rev D - 210518, as received 18/05/21  
 Asgard twin bike shelter details, as received 18/05/21

Site Location Plan Rev E - 210521, as received 21/05/21

#### Other Information submitted:

Heritage Statement - Rev A 04.04.20, as received 19/06/2020  
 245 Oxford Road Conversion Planning Statement-REV A 040420, as received 19/06/2020  
 Design & Access Statement- REV A 040420, as received 19/06/2020  
 Biocraft Structural Waterproofing & Basement Specialists Ref 29754 dated 03/02/2020, as received 23/07/2020  
 Hush Flooring specification, as received 23/07/2020  
 Photograph of rear with description of proposed works, as received 23/07/2020  
 Timber French Doors specification by The Sash Window Workshop dated 05/04/2020, as received 23/07/2020  
 Sustainability Statement by Nowtak Ltd, Ref 210526 P1, dated and received 26/05/2021  
 Daylight and Sunlight Statement by Nowtak Ltd, Ref 210526 P1, dated and received 26/05/2021  
 Email from Farhad Malek Architect 'Re: 245 Oxford Rd (200850/FUL & 200851/LBC)', dated and received 26/05/2021

### 4. Relevant Planning History:

- 4.1 070090/LBC (07/00463/LBC). Replacement of UPVC doors and windows with timber wood sash frames. Granted 26/07/2007.

- 4.2 080923/APPCON - Discharge of Condition 2 and 3 of Listed Building Consent 07/00463/LBC. Discharged 14/08/2008.
- 4.3 141107/FUL - Conversion of upper & lower ground floor maisonette into one 2 bed and one 1 bed flat. Granted 28/07/2016.
- 4.4 141374/LBC - Conversion of upper & lower ground floor maisonette into one 2 bed and one 1 bed flat. Granted 28/07/2016.

## **5. Public Consultation:**

- 5.1 Although the original case officer advised that a site notice was erected for application 200850 in August 2020, no record of the exact date was kept. Accordingly, a site notice relating to both applications was erected by the applicant on 11/05/2021, expiring on 01/06/2021. A press notice was published for 200850 on 24/12/2020, expiring on 14/01/2021. A press notice was published for 200851 on 20/05/2021, expiring on 10/06/2021.
- 5.2 No responses have been received.
- 5.3 No response was received from Reading CAAC, who were consulted on 04/08/2020.

## **6. Consultation Responses:**

### **i) RBC Transport**

- 6.1 Transport Development Control section advises that the application site is located on the A329 Oxford Road. The A329 Oxford Road has parking restrictions preventing on-street parking and forms part of the Red Route 'no stopping' corridor. There are also short stay limited waiting bays in close proximity to the site for visitors to the area.
- 6.2 No parking is proposed as part of the development due to the constraints of the site. Therefore, the main transport consideration for this application is the non-provision of parking for the residential units.
- 6.3 Given that Oxford Road and the surrounding road network all have parking restrictions preventing on-street parking, the non-provision of parking is acceptable in this location. However, the residents will not be eligible to apply for a Residents Parking Permit and the parking conditions and informative should be applied if this application is granted.
- 6.4 Cycle parking should be provided as per Reading Borough Council, Revised Parking Standards and Design SPD 31<sup>st</sup> October 2011. In accordance with the adopted Parking SPD, the development is required to provide secure cycle storage and a minimum provision of 0.5 cycle storage spaces should be provided per flat within the building or within a lockable covered store. Clarification is sought regarding the type of cycle storage proposed as this is not illustrated on the proposed plans.
- 6.5 Refuse collection and deliveries will take place on-street as per the current arrangements. Bin storage and collection must be provided in line with the Council's Waste Management Guidelines for Property Developers. No information has been provided in respect of bin collection arrangements. It should be noted that bin storage areas must be located within 10m of the public highway for any 4 wheeled

containers (15m for two wheeled containers). Clarification is sought regarding the refuse storage arrangements.

- 6.6 The applicant is requested to address the points above before determining this application.

Conditions and Informatives

[DC6](#) CYCLE PARKING (TO BE APPROVED)  
[DC7](#) REFUSE AND RECYCLING (TO BE APPROVED)  
[DC20](#) PARKING PERMITS 1  
[DC21](#) PARKING PERMITS 2

IF3 Highways  
I13 Parking Permits

- ii) RBC Environmental Protection

- 6.7 Refer to the EP standing advice.

- iii) RBC Conservation and Urban Design Officer

6.8 **Planning Constraints**

Planning (Listed Buildings and Conservation Areas) Act 1990

- 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

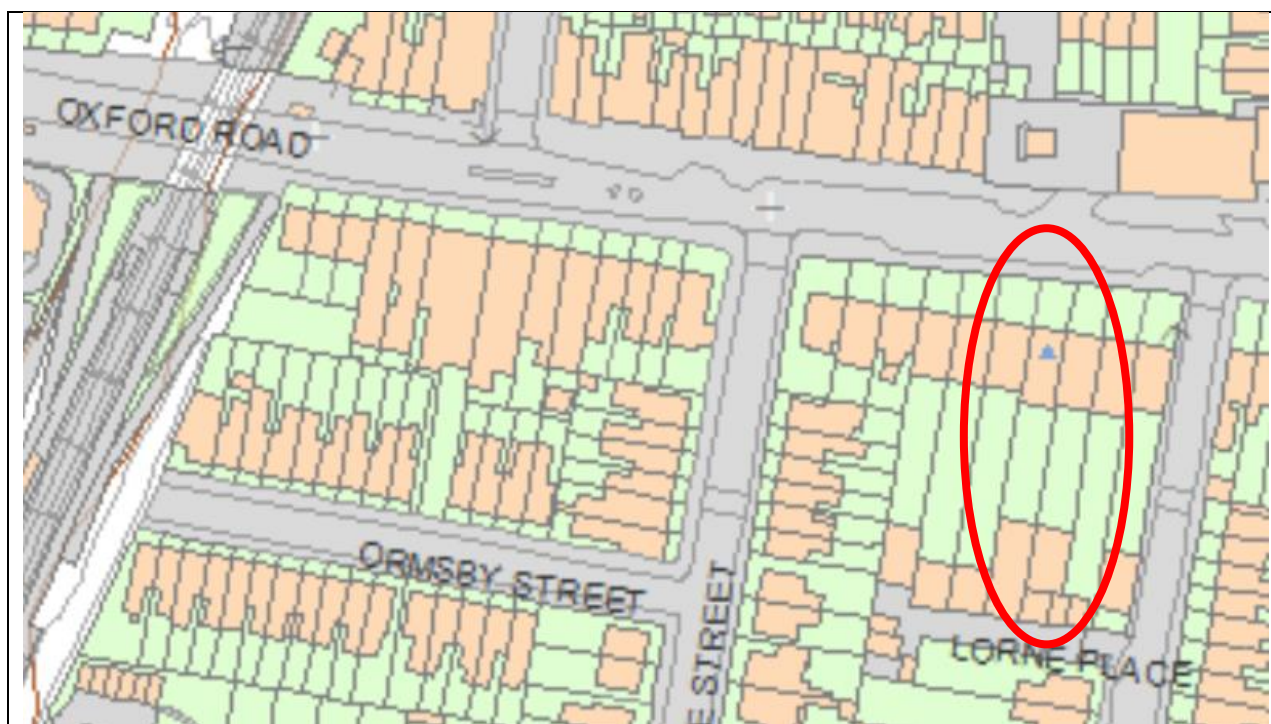
- Conservation Area: Castle Hill / Russell Street / Oxford Road
- Policy EN1: Protection and Enhancement of the Historic Environment

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)

**Historic England Notes**

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Prospect Terrace: Listed Building, Grade: II  
List Entry Number: 1113548

Statutory Address: 2, LORNE STREET  
Statutory Address: PROSPECT TERRACE, 237-247, OXFORD ROAD

**Prospect Terrace: Including No 2 Lorne Street.**

Early-mid C19 altered. 3 storeys and basement. Red brick. Hipped slate roof with ridge chimneys, Nos 141-147 with flat eaves. 2 ranges of glazing bar sash windows each, some altered, No 141 has early C20 square bay to basement and 1st 2 floors. Nos 237-243 retain elegant segmental arched doorways with radiating and wreathed fanlights, Greek key fret lintels supported on fluted Doric columns; 6 panel doors. No 145 has modern doorway. No 147 a 6 panel door in single storey extension to right which has square marginally glazed fanlight flanked by brackets on narrow panelled pilasters.

Lorne Street door (No 2) has lost its gate and retains only its contemporary footscrapers.

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**Proposed works notes:**

- The existing floorboards of upper floor will be retained, but 28mm HUSH ACOUSTIC FLOATING PANEL will be added on top of existing floorboards in order to protect existing floorboards and to provide sound proofing to lower ground floor. (More details and undertaking that this work is reversible)
- Existing cornices, architraves, and skirtings shall remain intact throughout the upper ground floor.
- The lower ground floor ceiling is in an extremely poor state of repair, in order to

protect the joists GYPROC FIRELINE will be installed throughout (please see image below).

### **Conservation Comment**

The site is on Oxford Road, which is within the Castle Hill / Russell Street Oxford Conservation Area and is a listed Grade II property.

245 Oxford Road is a grade 2 listed four storey terraced building, with an open plan frontage providing a single parking bay and bins storage area, with a private rear garden accessible from both the upper and lower ground floor levels.

In principle, the works in regard to changes required for upgrading the facilities to enable on-going occupancy of the building are supported. The proposed works are generally considered less than substantial harm and will not have any significant impact on the host building. Most of the works proposed are internal and they will not have a material impact on the host building or the character and setting of the conservation area.

I have one concern that needs clarification and that is the proposed ground floor removable window. Identified as Selectaglaze, More details as to where this is proposed and what it entails is required. *Planning officer note: this was relayed to the applicant, who confirmed it related to secondary glazing, as proposed at upper ground floor level. Moreover, the agent advised that this was in-fact no longer required and, accordingly, the Selectaglaze document was omitted from the plans/documents submitted and the upper ground floor level plan was updated to omit the references to secondary glazing. The Conservation and Urban Design Officer confirmed satisfaction with this approach.*

The modification of the building is accepted as it allows continued use of the building for residential occupation. The application is considered to address the policies and planning constraints, listed on the first page of the memo.

### **Conclusion**

The scheme is appropriate and supported, subject to the standard material condition and details on any new stud walls.

## **7. Equality Act 2010:**

- 7.1 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.

## **8. Relevant Planning Policy and Guidance**

- 8.1 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.

- 8.2 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.
- 8.3 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'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).
- 8.4 For this Local Planning Authority the development plan is now in one document - the Reading Borough Local Plan (November 2019), which fully replaces the Core Strategy, the Sites and Detailed Policies Document and the Reading Central Area Action Plan. The application has been assessed against the following policies: the National Planning Policy Framework (2019), Planning Practice Guidance (2014 onwards) and the following local plan policies, supplementary planning guidance and other guidance:
- 8.6 Reading Borough Local Plan 2019
- CC1: Presumption in Favour of Sustainable Development
  - CC2: Sustainable Design and Construction
  - CC3: Adaptation 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
  - H1: Provision of Housing
  - H2: Density and Mix
  - H3: Affordable Housing
  - H8: Residential Conversion
  - H10: Private and Communal Outdoor Space
  - TR3: Access, Traffic and Highway-Related Matters
  - TR4: Cycle Routes and Facilities
  - TR5: Car and Cycle Parking and Electric Vehicle Charging
- 8.9 Reading Borough Council Supplementary Planning Documents
- Revised Parking Standards and Design SPD (2011)
  - Sustainable Design and Construction SPD (2011)
  - Residential Conversions SPD (2013)
- 8.10 Other relevant documentation
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking (Historic England, 2015a)
  - Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2015b)
  - Principles of Conservation (Historic England, 2008)
  - Guide to the Conservation of Historic Buildings (British Standards Publication BS 7913:2013, 2015)

## **9. Appraisal**

### **9.1 The main issues are considered to be:**

- a) Land use considerations
- b) Design and effect on heritage assets
- c) Quality of accommodation for future users
- d) Amenity for nearby occupiers
- e) Transport
- f) Other matters - Affordable Housing, Air Quality, Sustainability and CIL

#### **a) Land use considerations**

9.2 First, the conversion of the existing lower/upper ground floor maisonette into two separate flats must be considered from a land use perspective. Policy H8 concerns Residential Conversions and is supplemented by the Residential Conversions SPD. It is also pertinent to note that in the recent past (2016) permission/consent has previously been granted for the conversion at the same parts of the building for two flats (see relevant history section above). At that time the officer report acknowledged a small shortfall in the overall size of the existing accommodation (below the 120sqm referenced in policy and guidance), but considered that the aims of the then policy would not be compromised in that instance. That remains the case in the context of current policy and current application, bearing in mind the existing accommodation itself has previously been divided. Furthermore, the proposal is for 2x2-bed flats (so both units could potentially be suitable for family occupation) and the proposals would assist the Council in meeting its housing targets, as per Policy H1. Accordingly, from a land use perspective, the conversion of the maisonette into two flats is supported. The remainder of this assessment will comment on whether other component parts of Policy H8 are met.

#### **b) Design and effect on heritage assets**

9.3 The Conservation and Urban Design Officer is content with the proposed works from a heritage perspective, subject to the conditions referenced within the full comments detailed at section 6iii above. It is relevant to note that consent was previously granted in 2016 for conversion works similar to those now proposed and the overall conclusion reached in this instance is similar, for the reasons detailed above at section 6iii.

#### **c) Quality of accommodation for future occupiers**

9.4 With regard to the quality of accommodation provided for future occupiers, it is considered on balance that a suitable quality of accommodation is provided. The layout of the units are appropriate within the context of the listed building constraints. At lower ground floor level the living/dining/kitchen room is at the front of the building, with bedrooms to the rear. Whilst the lightwells are acknowledged to be shallow, they are considered to provide adequate levels of day/sunlight for future occupiers, with this being previously accepted in the 2016 permission/consent. During the course of the application the architect has submitted a daylight/sunlight report, which whilst acknowledged not to adhere to BRE guidance, but instead provides a photographic record of the existing arrangements and provides a supporting statement

on this matter. In the circumstances, this is considered adequate for the purposes of concluding that this element of the proposals is satisfactory.

- 9.5 The floor to ceiling height, at 2.3m, is suitable at this lower ground floor level. At upper ground floor level the proposed unit again includes the living/dining/kitchen room at the front of the property and bedrooms to the rear, ensuring compliance with the Policy H8 requirement concerning the stacking of rooms. Each of the rooms within both units are regular in size and shape, thereby providing suitable accommodation for future occupiers. In addition, the proposed site plan specifies that whilst the upper ground floor flat will have predominant use of the rear garden, a separated off space for the occupiers of the lower ground floor flat has been shown (with the applicant confirming during the application that this will be enclosed by 900mm high amenity area timber fencing. Accordingly, all occupiers will have access to some outdoor amenity space, which is welcomed.

#### **d) Amenity for nearby occupiers**

- 9.6 In terms of the impact of the proposals on existing nearby occupiers, the limited external changes mean that no significant adverse overlooking / privacy / outlook / day/sunlight impacts are envisaged. It is noted that noise and disturbance could potentially worsen as a result of the proposed use intensifying, but this is not at a level/nature to be able to quantify or sustain a reason for refusal. In overall terms the proposals are considered to comply with Policy CC8. and relevant elements of policy CS34.

#### **e) Transport**

- 9.7 As per the Transport Planning observations provided above at section 6i above, the future occupiers will not be able to apply for on-street parking permits in this location. Further to the level of detail shown on the originally submitted plans (as commented by the Transport response), further details of the existing waste storage arrangements and bike storage proposals have been detailed during the course of the application. In both areas the details are considered to be appropriate and, accordingly, these matters will be dealt with via compliance conditions, rather than requiring more details at a later date. Accordingly, subject to conditions, the proposals are appropriate from a transport perspective.

#### **f) Other matters**

- 9.8 In terms of affordable housing, although the proposals seek to create an additional residential unit, given there is no new floorspace involved the development is exempt from providing affordable housing, as per Policy H3.
- 9.9 In terms of air quality, the site is within an air quality management area and would intensify the residential use within this area. In such instances Policy EN15 states detrimental effects on the use will be mitigated. In this instance the property is set back from Oxford Road and parking permit conditions are recommended to likely limit car ownership. Accordingly, there are not considered to be any further mitigation measures specifically required in this instance.
- 9.10 With regard to sustainability, during the course of the application the architect has submitted information which seeks to demonstrate that the proposals comply with Policies CC2, CC3 and guidance within the Sustainability SPD. It is initially noted in this regard that paragraph 3.5 of the sustainability SPD specifically comments on the

difficulties a listed building may encounter in achieving measures/features/standards. The applicant's submission details that the lower ground floor has been unoccupied for a considerable period of time and converting the property has sustainability benefits over any new build proposal. Furthermore, despite the constraints of the listed nature of the building the submission has detailed that 100mm of Celotex insulation has been installed to the lower ground floor and 200mm of rockwool insulation between the ground floor joists. Furthermore, energy efficient appliances are to be installed, such as LED lights, dual flushing toilets and aerated taps. Accordingly, within the constraints of the site and the nature of the proposals, it is considered that the applicant has made reasonable attempts to seek to comply with the policy requirements. In this specific instance, partly owing to the previous planning history, it is not considered reasonable to impose any planning conditions requiring further evidence of sustainability standards being met.

- 9.11 In terms of the Community Infrastructure Levy (CIL) the applicant duly completed a CIL liability form as part of the submission of this application. Given that the proposed conversion does not involve any extensions in the existing floorspace, the proposals will not be CIL liable.

#### **g) Conclusion**

- 9.12 It is considered that the proposals are acceptable for the reasons set out in this report.

#### **10. RECOMMENDATIONS:**

- Grant Planning Permission subject to conditions
- Grant Listed Building Consent subject to conditions.

#### **11. Conditions**

200850/FUL:

##### **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.

##### **AP1 APPROVED PLANS**

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

Proposed Front Elevation Rev A - 04.04.20, as received 23/07/20  
Proposed Rear Elevation Rev B - 07.16.20, as received 23/07/20  
Proposed Lower Ground Floor Plan Rev C - 27.08.20, as received 27/08/20  
Proposed Ground Floor Plan Rev D - 16.06.21, as received 16/06/21  
Proposed Section AA Rev D - 210518, as received 18/05/21  
Proposed Site Plan Rev D - 210518, as received 18/05/21  
Asgard twin bike shelter details, as received 18/05/21

Site Location Plan Rev E - 210521, as received 21/05/21

Email from Farhad Malek Architect 'Re: 245 Oxford Rd (200850/FUL & 200851/LBC)', dated and received 26/05/2021 confirming timber larch lap 900mm high amenity area fencing to separate the rear amenity spaces for the lower ground and ground floor flats.

**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.

#### **DC5 CYCLE PARKING (AS SPECIFIED)**

No dwelling hereby permitted shall be occupied until the bicycle parking facility for that dwelling has been provided in accordance with the plans hereby approved (Proposed Site Plan Rev D - 210518, as received 18/05/21; Asgard twin bike shelter details, as received 18/05/21). 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.

#### **DC8 REFUSE AND RECYCLING (AS SPECIFIED)**

Prior to first occupation of the development hereby approved, the refuse and recycling storage facility shall be implemented fully in accordance with those details shown on the approved plan Proposed Site Plan Rev D - 210518, as received 18/05/21) and thereafter retained for use by occupiers of the dwelling/building at all times.

**REASON:** In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Local Plan 2019.

#### **DC20 PARKING PERMITS 1**

No residential unit hereby approved shall be occupied until the Local Planning Authority has been notified in writing of the full postal address of the unit(s) hereby approved. The notification shall be sent to the Local Planning Authority 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 automatically 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 TR3 and TR5 of the Reading Local Plan 2019.

#### **DC21 PARKING PERMITS 2**

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 Policy TR3 and TR5 of the Reading Local Plan 2019.

**Informatives:**

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.

2. 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.

3. 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.

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. 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.

6. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

7. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is NOT APPLICABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

[http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL\\_Advice\\_to\\_Applicants.pdf](http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf)

8. 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.

200851/LBC:

#### **LB1 TIME LIMIT LISTED BUILDING (WORKS)**

1. The works hereby permitted shall begin no later than three years from the date of this consent.

**REASON:** In accordance with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

#### **MLB LISTED BUILDING MATERIALS (TO MATCH)**

2. All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

**REASON:** In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

3. Prior to commencement of the relevant part of the works, details of any proposed new stud walls shall be submitted to and approved in writing by the Council. The works shall not be carried out other than in full accordance with the approved details.

**REASON:** In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

## LB2 LISTED BUILDING (WORKS SPECIFICATION)

The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans or specifications:

Site Location Plan Rev E - 210521, as received 21/05/21  
Proposed Front Elevation Rev A - 04.04.20, as received 23/07/20  
Proposed Rear Elevation Rev B - 07.16.20, as received 23/07/20  
Proposed Lower Ground Floor Plan Rev C - 27.08.20, as received 27/08/20  
Proposed Ground Floor Plan Rev D - 16.06.21, as received 16/06/21  
Proposed Section AA Rev D - 210518, as received 18/05/21  
Proposed Site Plan Rev D - 210518, as received 18/05/21  
Asgard twin bike shelter details, as received 18/05/21  
Heritage Statement - Rev A 04.04.20, as received 19/06/2020  
Biocraft Structural Waterproofing & Basement Specialists Ref 29754 dated 03/02/2020, as received 23/07/2020  
Hush Flooring specification, as received 23/07/2020  
Timber French Doors specification by The Sash Window Workshop dated 05/04/2020, as received 23/07/2020  
Email from Farhad Malek Architect 'Re: 245 Oxford Rd (200850/FUL & 200851/LBC)', dated and received 26/05/2021

**REASON:** For the avoidance of doubt and to ensure that the development is carried out in accordance with the Listed Building Consent hereby approved Policy EN1 of the Reading Local Plan 2019.

### Informatives:

1. Officers have worked positively and proactively with the applicant to determine the application within the agreed timeframes in conjunction with the associated application for full planning permission.
2. For the avoidance of doubt, no other works are approved except those as authorised by this Consent. Any other works required to the Listed Building may require a separate application for Listed Building Consent and/or an application for Permitted Works to a Listed Building.