

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: Quod Ltd
13-17 Broadwick Street
London
W1F 0DE

Application No: 191792
Application type: Full Planning Approval

Applicant: S2 Caversham Ltd

READING BOROUGH COUNCIL as Local Planning Authority **REFUSE** planning permission for the following development.

Proposal: Demolition of former retail warehouse and erection of a mixed-use building comprising 44 residential units consisting of x5 affordable units, 194sqm of retail floorspace (Use Class A1) at ground floor and associated car parking, cycle parking and landscaping.

At: 71-73 Caversham Road, Reading, RG1 8JA

For the attached reasons:

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 16 October 2020



RFE
Head of Planning, Development
& Regulatory Services

Application At: 71-73 Caversham Road Reading RG1 8JA

Application No: 191792

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REASONS FOR REFUSAL

1. The proposal would result in the complete loss of the main building at 71-73 Caversham Road, a Non-Designated Heritage Asset and building of local significance, which forms an integral part of an isolated cluster of Locally Listed former industrial buildings. The development would substantially harm 71-73 Caversham Road by virtue of its removal and further compromise the setting of the remaining Non-Designated Heritage Asset buildings in the cluster by detaching them further from their former industrial relationship and reducing their cultural contribution to the area. The proposal also fails to demonstrate adequately that retention and reuse of the building has been explored fully. In this regard, the benefits of the proposal are not considered to significantly outweigh the harm caused to the asset's identified significance. Therefore, the development is contrary to Policy EN1, EN4 of the Local Plan 2019 and Section 16 of the National Planning Policy Framework.
2. The proposed replacement building would be out-of-scale with the neighbouring buildings within and adjoining the site along Caversham Road and Northfield Road. The development would fail to appropriately transition down to the existing more modestly scaled buildings TO the west due to the abrupt change in building height and proximity. The development is therefore contrary to CC7, EN1 and EN4 of the Local Plan 2019 and Section 16 of the National Planning Policy Framework.
3. In the absence of a completed legal agreement to secure an off-site commuted sum towards the provision of affordable housing, Open Space contribution, appropriate land offered for adoption to provide a shared pedestrian/cycle facility, resident access to a car club, offset the remaining tonnes of CO2, a Section 278 Agreement under the Highways Act 1980 and a construction phase Employment Skills and Training Plan or equivalent financial contribution, the proposal will not mitigate its impact on the social and economic infrastructure of the Borough, contrary to Policies H3, TR1, TR3, TR4, TR5, H5, CC9 of the Local Plan 2019 and the Council's Adopted Supplementary Planning Documents on Affordable Housing (2013) and Employment, Skills & Training (2013).

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INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow permission to be granted. However, that has not been possible within the prescribed target or agreed extended timescale and therefore the decision to refuse planning permission has been taken.
2. Reason for Refusal 3 above could be overcome by a suitable Section 106 agreement or unilateral undertaking.
3. The refusal of this planning permission relates specifically to the following plans:

Received on 3 April 2020:

Site Location Plan - 01662_MP01
Proposed Masterplan - 01662_MP02
Proposed Ground Floor Plan - 01662_P01 Rev P2
Proposed Ground First Floor Plan - 01662_P02 Rev P2
Proposed Second Floor Plan - 01662_P03 Rev P2
Proposed Third Floor Plan - 01662_P04 Rev P2
Proposed Fourth Floor Plan - 01662_P05 Rev P2
Proposed Fifth Floor Plan - 01662_P06 Rev P2
Proposed Sixth Floor Plan - 01662_P07 Rev P2
Proposed Roof Plan - 01662_P08 Rev P2
Proposed South and West Elevations - 01662_E01
Proposed East and North Elevations - 01662_E02 Rev P2
Proposed Soft Landscaping Plans - 01662_P10 Rev P1
Height and scale - 01662_SK01
Proposed Sections 1 & 2- 01662_SS03
Proposed Sections 3 & 4- 01662_SS04

Received on 21st August 2020:

GF Plan - Green Wall Location - 01662_JTP_SK19

Date: 16 October 2020



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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

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 this is 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 this is 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 for 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.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.