

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

APPLICATION FOR APPROVAL OF RESERVED MATTERS

To: DP9 Limited
100 Pall Mall
London
SW1Y 5NQ

Application No: 190465
Application No: Approval of Reserved
Matters pursuant to planning
permission 190442 Plot E Station Hill

Applicant: SH Reading Master LLP

READING BOROUGH COUNCIL as Local Planning Authority **APPROVES** the Access, Appearance, Landscaping, Layout and Scale Reserved Matters in respect of the following development.

Proposal: Application for the approval of reserved matters (Access, Appearance, Landscaping, Layout, and Scale) for Plot E within the development site known as Station Hill submitted pursuant to Condition 1 to Outline Planning Permission ref. 190442. The proposals comprise the construction of a 12 storey building (plus basement storey) containing 370 Build to Rent residential units (Use Class C3), 1,151sqm (GEA) of flexible retail floorspace (Use Classes A1, A2, A3, A4, A5), cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works (amended description).

At: Plot E Friar Street & Garrard Street, Reading, RG1 1DX

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 10 December 2019



Head of Planning, Development
& Regulatory Services

Application At: Plot E Friar Street & Garrard Street, Reading, RG1 1DX

Application No: 190465

Application type: Approval of Reserved Matters

CONDITIONS & REASONS

1. The following detailed plans/sections, elevations and other relevant supporting material, including the internal layout of buildings, and uses, are approved pursuant to planning permission 190442 in respect of Plot E only:

Plans

Site - Plot E Location Plan - SHR-CRL-SB-ZZ-PL-A-100-002- P11 dated 28 June 2019

Site - Plot E Proposed Site Plan SHR-CRL-SB-ZZ-PL-A-100-006 - P11 dated 28 June 2019

Site - Plot E - Topography SHR - CRL - SB - ZZ - PL A - 100-008- P11 dated 28 June 2019

Plot E - Lower Ground Floor Level (39 AOD) SHR-CRL-SB-LG-PL-A-130-001 P12 dated 28 June 2019

Plot E - Mezzanine Floor Level (41.3 - 42.1 AOD) SHR-CRL-SB-MZ-PL-A-130-002 P11 dated 28 June 2019

Plot E - Ground Floor Level (45.7 AOD) SHR-CRL-SB-GF-PL-A-130-003 P12 dated 28 June 2019

Plot E - Floor Level 01-02 SHR-CRL-SB-ZZ-PL-A-130-004 P10 dated 15 March 2019

Plot E - Floor Level 03-04 SHR-CRL-SB-ZZ-PL-A-130-005 P10 dated 15 March 2019

Plot E - Floor Level 05-06 SHR-CRL-SB-ZZ-PL-A-130-006 P11 dated 5 June 2019

Plot E - Floor Level 07-08 SHR-CRL-SB-ZZ-PL-A-130-007 P10 dated 15 March 2019

Plot E - Floor Level 09-10 SHR-CRL-SB-ZZ-PL-A-130-008 P10 dated 15 March 2019

Plot E - Floor Level 11-Roof Level SHR-CRL-SB-ZZ-PL-A-130-009 P10 dated 15 March 2019

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Elevations

Site - Garrard Street Elevation Plots F and E SHR-CRL-SB-ZZ-PL-A-200-001 P10 dated 15 March 2019

Site - Friar Street Elevation Plot E SHR-CRL-SB-ZZ-PL-A-200-002 P10 dated 15 March 2019

Site - Friars Walk East Elevation Plot E SHR-CRL-SB-ZZ-PL-A-200-003 P10 dated 15 March 2019

Site - Greyfriars Road West Elevation Plot E SHR-CRL-SB-ZZ-PL-A-200-005 P10 dated 15 March 2019

Plot E Elevations - South and North SHR-CRL-SB-ZZ-PL-A-200-101 P10 dated 15 March 2019

Plot E Elevations - East and West SHR-CRL-SB-ZZ-PL-A-200-102 P10 dated 15 March 2019

Plot E Elevations - South and North Courtyard SHR-CRL-SB-ZZ-PL-A-200-103 P10 dated 15 March 2019

Sections

Plot E Section AA & Section B-B SHR-CRL-SB-ZZ-PL-A-300-001 P10 dated 15 March 2019

Plot E Section CC SHR-CRL-SB-ZZ-PL-A-300-002 P10 dated 15 March 2019

Plot E & F Section DD & Section EE SHR-CRL-SB-ZZ-PL-A-300-003 P10 dated 15 March 2019

Large Scale Plan Sections And Elevations

Block E - Friar St. - Bay Elevation SHR-CRL-SB-ZZ-PL-A-400-001 P10 dated 15/3/19

Block E - Friar St. - Bay Elevation SHR-CRL-SB-ZZ-PL-A-400-002 P10 dated 15/3/19

Block E - Friar St. - Bay Elevation SHR-CRL-SB-ZZ-PL-A-400-003 P10 dated 15/3/19

Block E - Friars Walk - Bay Elevation SHR-CRL-SB-ZZ-PL-A-400-004 P10 dated 15/3/19

Block E - North Courtyard - Bay Elevation SHR-CRL-SB-ZZ-PL-A-400-005 P10 dated 15/3/19

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Block E - South Courtyard - Bay Elevation SHR-CRL-SB-ZZ-PL-A-400-006 P10 dated 15/3/19

Block E - Garrard St. - Bay Elevation SHR-CRL-SB-ZZ-PL-A-400-007 P10 dated 15/3/19

Landscaping Plans and Supporting Material

WILDLIFE INSTALLATION PLAN SHR-LDA-SB-ZZ-DR-L-100-110 P04 dated 23 May 2019

PLOT E&F LOWER GROUND FLOOR GENERAL ARRANGEMENT GARRARD STREET
SHR-LDA-SB-LG-DR-L-110-101 P06 dated 17 June 2019

PLOT E&F GROUND FLOOR GENERAL ARRANGEMENT FRIARS WALK & COURTYARD
SHR-LDA-SB-GF-DR-L-110-102 P07 dated 17 June 2019

PLOT E&F LEVEL 01 GENERAL ARRANGEMENT PODIUM TERRACES
SHR-LDA-SB-01-DR-L-110-103 P05 dated 14 February 2019

PLOT E&F LEVEL 06 GENERAL ARRANGEMENT ROOF TERRACE AND GREEN ROOF
SHR-LDA-SB-06-DR-L-110-104 P04 dated 7 February 2019

PLOT E&F LEVEL 10 GENERAL ARRANGEMENT GREEN ROOF
SHR-LDA-SB-10-DR-L-110-105 P04 dated 29 January 2019

PLOT E&F LEVEL 11 GENERAL ARRANGEMENT ROOF TERRACE AND GREEN ROOF
SHR-LDA-SB-11-DR-L-110-106 P04 dated 8 February 2019

PLOT E&F LEVEL 12 GENERAL ARRANGEMENT GREEN ROOF
SHR-LDA-SB-12-DR-L-110-107 P04 dated 8 February 2019

BLOCK E&F LOWER GROUND FLOOR DETAIL SOFTWORKS GA GARRARD STREET SHEET 10F3
SHR-LDA-SB-LG-DR-L-320-101 P02 dated 17 June 2019

BLOCK E&F LOWER GROUND FLOOR DETAIL SOFTWORKS GA GARRARD STREET SHEET 20F3
SHR-LDA-SB-LG-DR-L-320-102 P02 dated 17 June 2019

BLOCK E&F LOWER GROUND FLOOR DETAIL SOFTWORKS GA GARRARD STREET SHEET 30F3
SHR-LDA-SB-LG-DR-L-320-103 P02 dated 17 June 2019

BLOCK E&F GROUND FLOOR COURTYARD LEVEL 00 DETAIL SOFTWORKS GA
SHR-LDA-SB-GF-DR-L-320-104 P01 dated 29 May 2019

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BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRIAR'S WALK & FRIAR STREET SHEET 1OF3
SHR-LDA-SB-GF-DR-L-320-105 P02 dated 17 June 2019

BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRIAR'S WALK & FRIAR STREET SHEET 2OF3
SHR-LDA-SB-GF-DR-L-320-106 P03 dated 20 June 2019

BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRAR'S WALK & FRIAR STREET SHEET 3OF3
SHR-LDA-SB-GF-DR-L-320-107 P02 dated 17 June 2019

BLOCK E LEVEL 01 DETAIL SOFTWARES GA -NORTHERN TERRACE
SHR-LDA-SB-01-DR-L-320-108 P01 dated 29 May 2019

BLOCK E LEVEL 01 DETAIL SOFTWARES GA -SOUTHERN TERRACE
SHR-LDA-SB-01-DR-L-320-109 P01 dated 29 May 2019

BLOCK E LEVEL 06 DETAIL SOFTWARES GA - ROOF TERRACE
SHR-LDA-SB-01-DR-L-320-110 P01 dated 29 May 2019

BLOCK E&F SITE SECTION FRIARS WALK LOOKING EAST
SHR-LDA-SB-ZZ-DR-L-400-101 P04 dated 23 May 2019

BLOCK E&F SITE SECTION THROUGH BLOCK E AND FRIARS WALK LOOKING NORTH
SHR-LDA-SB-ZZ-DR-L-400-102 P04 dated 23 May 2019

BLOCK E&F SITE SECTION THROUGH BLOCK E, FRIARS WALK AND BLOCK F LOOKING NORTH
SHR-LDA-SB-ZZ-DR-L-400-103 P04 dated 23 May 2019

BLOCK E&F SITE SECTION THROUGH GARRARD STREET LOOKING SOUTH
SHR-LDA-SB-ZZ-DR-L-400-104 P04 dated 23 May 2019

BLOCK E&F SITE SECTION THROUGH BLOCK E LOOKING WEST
SHR-LDA-SB-ZZ-DR-L-400-105 P03 dated 23 May 2019

PODIUM EDGE TYPE DETAILS FRIAR'S WALK SHEET 1 OF 2
SHR-LDA-SB-GF-DR-L-500-231 P05 dated 28 May 2019

BLOCK E LEVEL 00 COURTYARD EDGE TYPE DETAILS
SHR-LDA-SB-01-DR-L-500-241 P03 dated 28 May 2019

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PUBLIC REALM FURNITURE TYPE DETAILS GARRARD STREET SHEET 1 OF 2
SHR-LDA-SB-LG-DR-L-500-311 P04 dated 17 June 2019

PUBLIC REALM FURNITURE TYPE DETAILS GARRARD STREET SHEET 2 OF 2
SHR-LDA-SB-LG-DR-L-500-312 P02 dated 17 June 2019

PUBLIC REALM FURNITURE TYPE DETAILS FRIAR STREET
SHR-LDA-SB-GF-DR-L-500-321 P03 dated 17 June 2019

PODIUM FURNITURE TYPE DETAILS FRIAR'S WALK
SHR-LDA-SB-GF-DR-L-500-331 P04 dated 28 May 2019

BLOCK E AND F LEVEL 06, 10, 11, 12 GREEN ROOF DETAILS
SHR-LDA-SB-ZZ-DR-L-500-171 P02 dated 28 May 2019

BLOCK E LEVEL 01 TERRACE EDGE TYPE DETAILS
SHR-LDA-SB-ZZ-DR-L-500-251 P02 dated 17 June 2019

BLOCK E AND F LEVEL 06 AND 10 TERRACE EDGE TYPE DETAILS
SHR-LDA-SB-ZZ-DR-L-500-261 P02 dated 17 June 2019

FRIAR ST - HIGHWAY ALTERATIONS 44470/5501/010B, dated 5 September 2019

GARRARD ST - HIGHWAY ALTERATIONS 44470/5501/011A, dated 16 August 2019

Supporting Material

Environmental Statement by Waterman Energy, Environment and Design, March 2013, as amended by Environmental Statement Addendum by Waterman, dated February 2019

Ecological Management Plan WIE14788-100-R-7-3-3-EMP Third Issue, dated May 2019

Façade access, Planning submission Revision 02 dated 31 May 2019 (Building Cleaning)

Television and Radio Signal Survey & Television and Radio Reception Impact Assessment Station Hill, Issue 1 by Reading Gtech Surveys Ltd dated 14 February 2019

Materials types, as per approved drawings, and Station Hill Reading Design & Access Statement dated March 2019

Materials Sample panel 1 of 3 Friar Street

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Materials Sample panel 2of3 Garrard Street

Materials Sample panel 3of3 Courtyards

Pedestrian Level Wind Microclimate Assessment RWDI no. 1803688 PLW Rev-E dated 27th August 2019

Daylight Assessment GIA ref. 5847 Rev.3, dated 13 March 2019

Fire Safety Strategy DOC-19196885-05-JW-20181213-Fire Safety Statement Rev2

Superfast Broadband Note, dated 5th December 2018

Acoustic Report - NOTE-1010694-2F-TH-20190201-Station Hill, Phase 1 - Plots E & F dated 1 February 2019

Television and Radio Signal Survey & Television and Radio Reception Impact Assessment Issue 1.0 dated 14 February 2019

Plot E and F Cycle Strategy TN009 V3 dated June 2019

Reason. To clarify which detailed plans/sections, elevations and other relevant supporting material are approved pursuant to permission 190442.

2. No part of the development hereby approved shall be first occupied until the Accessible Lift linking Friars Walk to Garrard Street has been provided in accordance with the approved drawings and Design and Access Statement (March 2019). The lift shall be retained and maintained in working order and accessible to all persons at all times thereafter.

Reason. To ensure equality of access within and through the development.
Policy CS5.

3. Notwithstanding the submitted Phase 1 Drainage Strategy and SuDS Report SHR-RAM-XX-RP-C-000002 Rev.02 dated 15 February 2019, no development shall take place until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

i. a timetable for its implementation, and

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ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation and maintenance of the sustainable drainage scheme throughout its lifetime.

No building hereby approved shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted and approved details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To reduce the risk of flooding onsite or elsewhere in accordance with paragraph 163 of the National Planning Policy Framework (NPPF) and Core Strategy Policy CS1 and Sites and Detailed Policies Document Policy DM1.

4. No part of the development shall be first occupied until evidence of Secured By Design accreditation has been submitted to and receipted in writing by the Local Planning Authority, unless the Local Planning Authority agrees in writing to an alternative timetable for submission prior to first occupation of any part of the development.

Reason: to reduce the opportunity for crime and the fear of crime through the creation of a safe and secure development.

Policies: CS7, RC1, RC14

INFORMATIVES

1. 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 or agreed extended timescale for the decision to be issued.

2. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted (“PC”) to make clear that they require approval from the Local Planning Authority before any development begins (or “PCD” where demolition or other works are excluded). 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.

3. 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

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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.

4. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council’s Public Register of Planning

5. 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.

6. 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.

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 CHARGEABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development. For more information go to:

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 units 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.

9. For the avoidance of doubt, annotation “A1/A5 Unit” on the approved drawings should be interpreted as use of that unit for a Use falling within Classes A1, A2, A3, A4, or A5 of the Use Classes Order.

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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.