

**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: WAND Projects Ltd
48 Mersey View
Brighton Le Sands
Liverpool
CH7 4BL

Application No: 191243
Application type: Full Planning Approval

Applicant: PDR Ltd

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Change of use from office (Class B1) to café / restaurant (Class A3) at ground to second floor level, including ground and first floor extensions following removal of previous. Erection of outbuilding to rear for microbrewery (Sui Generis use) with associated access, external open area and various other alterations.

At: 10 Gun Street Reading

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: 29 June 2020



Head of Planning, Development & Regulatory Services *RE*

Application At: 10 Gun Street Reading
Application No: 191243
Application type: Full Planning Approval

CONDITIONS & REASONS

1. 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.

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

Drawing number 10 - Site Location Plan received on 30 July 2019
Drawing number 006 Rev C - Site Plan received on 22 May 2020
Drawing number 004 Rev R - Proposed Elevations received on 22 May 2020
Drawing number 1100-17-400 Rev K - Proposed Ground Floor, First and Second Floor Plans received on 22 May 2020
Drawing number 201 Rev G - Proposed Sections received on 22 May 2020

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.

3. No development shall commence on site until a full materials schedule containing the following details are submitted to and approved in writing by the Local Planning Authority:
 - a) Specification and visual representations of the external facing brick, including brick type, colour, texture;
 - b) Specification and visual representations of any roof materials;
 - c) A plan, elevation and section drawings, with materials annotated, of any new windows and window openings (including surrounds) at a minimum scale of 1:10; and
 - d) A plan and section drawings, with materials annotated, of all new doors at a minimum scale of 1:10 with typical surround details.
 - e) Details of the external render to the micro-brewery if proposed.

The relevant part of the works (a-e above) shall not be carried out otherwise than in accordance with the approved details.

REASON: These details are required due to insufficient information being contained within this submission and 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.

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4. No development shall commence on site, including any works of demolition, until a site-specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for WHERE REQUIRED:
- 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 (to be shown on a Plan not less than 1:500);
 - b) Location on site for storage of plant and materials used in constructing the development (to be shown on a Plan not less than 1:500);
 - c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
 - d) Identification of any footpath closures or road closures needed during construction (to be shown on a Plan not less than 1:500);
 - e) Required wheel washing facilities on site (to be shown on a Plan not less than 1:500);
 - f) A scheme for recycling waste resulting from the construction works.
 - g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
 - h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
 - i) Provisions to be made for the control of noise coming from the site during demolition and construction;
 - j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements (to be shown on a Plan not less than 1:500 if appropriate);

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and 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 Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

5. The development shall be implemented in accordance with the 'Project specification for an archaeological recording action' prepared by Thames Valley Archaeological Services and dated 17th September 2019. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

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REASON: The 'Project specification' will largely achieve the preservation in situ of buried archaeological remains which are known to survive below the site. The condition will ensure the preservation in situ of buried archaeological remains that are known to exist below the site in accordance with national planning policy and in the interest of protecting the archaeological heritage of the Borough in accordance with Policy EN2 of the Reading Borough Local Plan 2019.

6. No development shall commence on site until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:
- a) Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);
 - b) Soft landscaping details shall include full details of the green wall on the northern elevation of the micro-brewery building, a planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species (to include, where appropriate, large canopy, native and wildlife friendly species, and species likely to prove adaptable to climate change), planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
 - c) A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;
 - d) routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points, tree pit specifications.

All approved hard landscaping and means of enclosure shall be carried out in accordance with the approved details prior to first use of any part of the development. All planting (including the green wall) shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building or in accordance with a timetable agreed in writing with the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and the biodiversity of the site (and adjacent areas) in accordance with Policy C7 and EN12 of the Reading Borough Local Plan 2019.

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7. No development shall commence on site (including demolition or preparatory works) until details of a habitat enhancement scheme are submitted to and approved in writing by the Local Planning Authority. The scheme is to include a programme for implementation and ongoing maintenance. The habitat enhancement scheme shall thereafter be implemented and adhered to in accordance with agreed programme.

REASON: Details are required prior to commencement as insufficient information was submitted with the application and in order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with Paragraph 175 of the NPPF (2019), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

8. Prior to first occupation of the development hereby approved a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and approved in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

9. Within 6 months or a reasonable period agreed in writing following practical completion of the works, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and approved 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 condition 8.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

10. Prior to first occupation of the development hereby approved, details of how refuse and recycling collections will be managed from the site (including vehicles, servicing and deliveries), shall be submitted to and approved in writing by the Local Planning Authority.

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Thereafter refuse collection, servicing and deliveries will be carried out fully in accordance with the approved details.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CC7 of the Reading Local Plan 2019.

11. Adequate protection and support to the building and adjacent structures shall be provided to the satisfaction of the Local Planning Authority at all times during the work. Sufficient care shall be taken in the design and execution of all work, including any demolition and the preparation and the erection of any scaffolding, to ensure that no damage is incurred to the historic fabric of the building and adjacent structures.

REASON: To protect the special architectural and historic interest of the Listed Building in accordance with the requirement of the Planning (Listed Building and Conservation Areas) Act 1990 and Policies EN1 and EN3 of the Reading Local Plan 2019.

12. Unless such work is clearly and specifically referred to on drawings or other documents approved, no features of architectural or historic interest such as doors, linings, shutters, panelling, cornicing, decorative plasterwork, floorboards, fireplaces, lath and plaster ceilings, may be altered, replaced or removed without the written approval of the local planning authority. Any such features encountered during the work shall be drawn to the attention of the local authority.

REASON: To protect the special architectural and historic interest of the Listed Building in accordance with the requirement of the Planning (Listed Building and Conservation Areas) Act 1990 and policy Policies EN1 and EN3 of the Reading Local Plan 2019.

13. All new works, and works of making good to the retained fabric, whether internal or external, unless approved otherwise in writing by the Local Planning Authority, shall be finished to match existing, original or adjacent work (as deemed appropriate by the Local Planning Authority) with regard to the methods used and to materials, colours, textures and profiles.

REASON: To protect the special architectural and historic interest of the Listed Building in accordance with the requirement of the Planning (Listed Building and Conservation Areas) Act 1990 and Policies EN1 and EN3 of the Reading Local Plan 2019.

14. No development shall commence on site until full details of the method of joining the extension to the existing listed building are to be submitted to and approved in writing by the

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Local Planning Authority. Thereafter the works shall be undertaken fully in accordance with the approved details.

REASON: These details are required due to insufficient information being contained within this submission and 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.

15. The development is to be carried out in accordance with the details given in section 5 of the bat survey report (Urban Tree Experts - dated 11 Sept 2019 - ref: SPH/ESR-01/31.08) unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

16. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the local planning authority. The assessment shall be carried out in accordance with BS4142:2014 methodology and shall thereafter be maintained to the same standard. The predicted rating level, L_{Ar},T_r (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to sensitive facades shall be at least 10dB below the existing background sound level, L_{A90},T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment.

REASON: To safeguard the amenities the adjoining premises, including nearby residential occupiers, and the area generally from noise and disturbance, 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).

17. No external lighting shall be permitted at the site prior to details and specifications of any external lighting being submitted to and approved in writing by the Local Planning Authority. The details shall include:

- i) A layout plan with beam orientation
- ii) A schedule of equipment (including luminaire type, design, mounting height, beam angle and luminaire profile)
- iii) Measures to avoid glare.
- iv) An isolux contour map showing light spillage to 2 lux both vertically and horizontally and including neighbouring buildings.

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The details shall demonstrate that the lighting will not exceed the lux levels specified for 'E3 - Medium district brightness' in the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light GN01:2011'. No external lighting shall be provided within the site other than in accordance with details approved pursuant to this condition.

REASON: In order to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

18. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

19. The A3 premises shall not be used by members of the public outside the hours of 08:00 to midnight each day.

REASON: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

20. The use by customers of any external area on the site for the consumption of food and/or drink shall not occur outside of the hours of 0800-2300 each day.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

21. The development shall be carried out in accordance with the submitted Flood Risk Assessment (35786/002 Rev 01, September 2015, Peter Brett Associates) and (47498/4001, December 2019, Peter Brett Associates) and the following mitigation measures it details:

1. The finished floor level of the microbrewery shall be set no lower than 38.93m above Ordnance Datum (AOD)(FRA 2019);
2. The finished floor level of the café/restaurant shall be set no lower than 39.42m above Ordnance Datum (AOD) (FRA 2015).

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These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

REASON: To reduce risk of flooding to the proposed development and future occupants in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

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INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to agree alterations to the originally proposed scheme in order to enable a positive officer recommendation to be made.
2. For the avoidance of doubt, any proposed signage would be likely to require separate advertisement consent and Listed Building Consent applications. No signage is approved as part of this application.
3. Separate Listed Building Consent is required for the proposed works to the fabric of the listed building. The development must be satisfied all necessary consent are obtained and condition discharged prior to commencement of works.
5. 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.
6. There should be no burning of waste on the site. For further information about construction and demolition nuisance law please refer to:

<http://www.reading.gov.uk/residents/environmental-health-andprotection/construction-demolition/>
7. The applicant is advised that an application for Building Regulations approval will be required.
8. Your attention is drawn to the terms and conditions of this planning permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any conditions 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.
9. Thames Water advises that the applicant requires an agreement to build within 3 metres of a public sewer maintained by Thames Water.
10. The Environment Agency advises that this development may require an Environmental Permit from the Environment Agency under the terms of the Environmental Permitting (England and Wales) (Amendment) (No. 2) Regulations 2016 for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated 'main rivers'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. An environmental permit is in addition to and a separate process from

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obtaining planning permission. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

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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.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.