



Reading
Borough Council
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**TOWN AND COUNTRY PLANNING ACT 1990
LOCAL GOVERNMENT PLANNING AND LAND ACT 1980
THE PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) REGULATIONS 1990
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990**

APPLICATION FOR LISTED BUILDING CONSENT

To: Savills
33 Margaret Street
London
W1G 0JD

Application No: 180359
Application No: Listed Building Consent

Applicant: Sonic Star Properties Ltd

READING BOROUGH COUNCIL as Local Planning Authority **GRANT** Listed Building Consent for the following works:

Proposal: Demolition of vacant former Bristol & West Arcade (173 - 175 Friar Street) and erection of an eight storey mixed use building (plus basement) to provide 35 residential units, 4,208 sqm of B1 office floorspace, and 5 retail units (A1/A2/A3), demolition of rear parts of 29 - 31 and 32 Market Place, the change of use of the retained units at 27 - 28, 29 - 31 Market Place at first, second and third floors to provide 8 residential units, change of use at ground and basement level of 32 Market Place from A2 to flexible retail use (A1/A2/A3), retention of 260.4 sqm of A4 use at ground and basement at 29-31 Market Place, change of use at ground and basement of 27 - 28 Market Place to flexible retail use (A1/A2/A3), and associated internal and external works to the Listed Buildings, landscaping, refuse, plant, cycle stores and substation at basement level.

At: Bristol & West Arcade Market Place Reading RG1 1JL

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: 9th January 2019

Head of Planning, Development & Regulatory Services *RG*



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Application At: Bristol & West Arcade Market Place Reading RG1 1JL

Application No: 180359

Application No: Listed Building Consent

CONDITIONS and REASONS

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.

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

Plan ref: Dated:

P.100	Feb 2018	SITE PLAN
P.101 C	09.07.2018	BASEMENT FLOOR PLAN
P.102 F	09.07.2018	GROUND FLOOR PLAN
P.103 F	09.07.2018	FIRST FLOOR PLAN
P.104 D	09.07.2018	SECOND FLOOR PLAN
P.105 D	09.07.2018	THIRD FLOOR PLAN
P.106 C	09.07.2018	FOURTH FLOOR PLAN
P.107 C	09.07.2018	FIFTH FLOOR PLAN
P.108 E	09.07.2018	SIXTH FLOOR PLAN
P.109 C	09.07.2018	SEVENTH FLOOR PLAN
P.110 C	09.07.2018	ROOF PLAN
P.111 A	27.03.2018	OUTDOOR LIGHTING FOR GROUND FLOOR
P.112	March 2018	OUTDOOR LIGHTING
P.113 C	27.03.2018	ROOF PLAN - GREEN ROOFS
P.114	March 2018	GREEN ROOF DETAILS
P.201 A	19.05.2017	27- 32 MARKET PLACE BASEMENT FLOOR
P.202 A	19.05.2017	27- 32 MARKET PLACE GROUND FLOOR
P.203 A	19.05.2017	27- 32 MARKET PLACE FIRST FLOOR
P.204 A	19.05.2017	27- 32 MARKET PLACE SECOND FLOOR
P.205 B	28.9.2017	27- 32 MARKET PLACE THIRD FLOOR
P.311 E		SECTION AA

Date: 9th January 2019

Head of Planning, Development & Regulatory Services 



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P.312 E 12.7.2018 SECTION BB
P.313 B SECTION CC
P.304 B 12.7.2018 SECTION DD
P.305 B 12.7.2018 SECTION EE
P.306 A SECTION FF
P.307 Feb 2018 SECTION GG
P.318 B 12.07.2018 SECTION HH

DE.101 Feb 2018 DEMOLITION BASEMENT FLOOR
DE.102 Feb 2018 DEMOLITION GROUND FLOOR
DE.103 Feb 2018 DEMOLITION FIRST FLOOR
DE.104 Feb 2018 DEMOLITION SECOND FLOOR
DE.105 Feb 2018 DEMOLITION THIRD FLOOR
DE.106 Feb 2018 DEMOLITION ROOF

- Design and Access Statement, and Addendum (dated June 2018) 2018 prepared by RDA;
- Planning Statement, prepared by Savills
- Heritage Report, prepared by Turley;
- Bat Survey Report, prepared by CSA Environmental;

Reason: Because permission is granted in respect of the works as detailed in the approved plans and documents only.

3. * The following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Sample panel(s) of all facing materials, including brickwork and stonework, which demonstrates the materials colour, texture, masonry bond and mortar colour, to be erected on site and maintained there during the course of construction;
- b) Samples and/or manufacturer's details of the glass materials, which demonstrates the colour and finish to be provided on site and retained on site during the course of the works;
- c) Elevation and section drawings, with materials annotated, of new windows at a minimum scale of 1:10.

The works shall be undertaken only in accordance with the approved materials/details.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy CS33.

INFORMATIVES

Date: 9th January 2019

Head of Planning, Development & Regulatory Services *GB*



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1. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed works. Please contact Building Control on 0118 937 2449 for advice.

2. Your attention is drawn to the terms and conditions of this consent. 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.

3. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow consent to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

4. You are advised that this permission is granted without prejudice to the possibility of requiring consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

5. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted (*) to make clear that they require approval from the local planning authority before any works begin. 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.

6. 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

Date: 9th January 2019

Head of Planning, Development & Regulatory Services *GC*

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse consent for the proposed works or to grant it subject to conditions, then you can appeal to the Secretary of State under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within 6 months of the decision or such longer period as the Secretary of State may allow.

Appeals must be made via the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.gov.uk/>

