



**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: Bell Cornwell LLP
Oakview House
Station Road
Hook
RG27 9TP

Application No: 172255
Application type: Full Planning Approval

Applicant: Platinum SA

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 of public house (Class A4) to restaurant (Class A3) at ground floor and erection of a single storey rear/side extension. Conversion of upper floor into three (1x studio & 2x 1-bed) self-contained flats (Class C3) including a first floor side extension plus associated refurbishment of windows and internal changes. Erection of ancillary cycle and refuse stores and rebuilding of boundary wall to rear of courtyard.

At: Red Cow Ph 50 Crown Street Reading RG1 2SE

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: 19 July 2018

Head of Planning, Development
& Regulatory Services

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Application At: Red Cow Ph 50 Crown Street Reading RG1 2SE

Application No: 172255

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CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: To prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

WD-200 Rev A - Location Plan, Existing Site and Basement Demolition Plan, as received 04/07/18

WD-201 Rev A - Existing Ground Floor Demolition Plan, as received 04/07/18

WD-202 - Existing First Floor Demolition Plan, as received 04/07/18

WD-203 - Existing Second Floor Demolition Plan, as received 04/07/18

WD-204 - Existing Roof Plan Demolition Plan, as received 04/07/18

WD-205 Rev D - Proposed Location, Site Plans and Basement Plan, as received 27/03/18

WD-206 Rev A - Proposed Ground Floor Plan, as received 20/02/18

WD-207 - Proposed First Floor Plan, as received 15/12/17

WD-208 - Proposed Second Floor Plan, as received 15/12/17

WD-209 Rev A - Proposed Roof Plan, as received 20/02/18

WD-210 Rev B - Proposed Ground Floor & Cellar Fire Strategy Plan, as received 20/02/18

WD-211 Rev B - Proposed First Floor Fire Strategy Plan, as received 20/02/18

WD-212 Rev B - Proposed Second Floor Fire Strategy Plan, as received 20/02/18

WD-300 - Existing Section A-A & B-B (including demolition/proposed works), as received 04/07/18

WD-301 - Proposed Section A-A & B-B, as received 15/12/17

WD-400 - Existing Front and Side Elevations (including demolition/proposed works), as received 04/07/18

WD-401 Rev A - Existing Rear and Side Elevations (including demolition/proposed works), as received 20/02/18

WD-402 Rev A - Front and Side Elevations, as received 20/02/18

WD-403 Rev A - Proposed Rear & Side Elevations, as received 20/02/18

WD-600 - Typical Sash Window Details, as received 15/12/17



Date: 19 July 2018

Head of Planning, Development
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WD-601 - Door Details, as received 15/12/17
WD-602 Rev B - Floor and Wall Details, as received 20/02/18
WD-604 - Typical Conservation Roof Light Details, as received 04/07/18
RL17562/01 - Foundation & Ground Floor Layout & Details, as received 20/02/18
RL17562/02 Rev P1 - Ground Floor Layout Showing Proposed Roof Structure Over, as received 20/02/18
RL17562/03 Rev P1 - Part First Floor Layout Showing Proposed Structure Over, as received 20/02/18
Door Schedule, Ref PCSR, as received 04/07/18
Window Schedule, Ref PCSR, as received 04/07/18

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

3. The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match those used in the existing building unless where otherwise stated.

Reason: In the interests of safeguarding the character and appearance of the building and wider streetscene, in accordance with Policy CS7 of the Reading Borough Local Development Framework Core Strategy 2008 (altered 2015) and Policy RC5 of the Reading Central Area Action Plan 2009.

4. Prior to first occupation of any residential unit hereby permitted the Council shall be notified in writing of the full postal address of the units. Such notification shall be addressed to the Council's Planning Manager quoting the planning application reference specified in this Decision Notice.

Reason: In order that the Council can update its records to ensure that parking permits are not 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 CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document Policy 2012 (Altered 2015).

5. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential flats 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



Date: 19 July 2018

Head of Planning, Development
& Regulatory Services

LEB



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, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

6. The Class A3 restaurant hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with approved plan WD-205 Rev D - Site Plan, as received 27/03/18. The spaces shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

7. No residential unit hereby permitted shall be occupied until the bicycle parking facility for that residential unit has been provided in accordance with approved plan WD-205 Rev D -Site Plan, as received 27/03/18. The facility shall be kept available for bicycle parking at all times thereafter.

Reason: To ensure that adequate provision is made for travel to and from the site by sustainable alternatives to a motorcar, in accordance with Policies CS22 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

8. No residential unit hereby permitted shall be occupied until the bin storage facility has been provided in accordance with approved plan WD-205 Rev D -Site Plan, as received 27/03/18. The bin storage facility shall be retained thereafter for use by occupiers of the residential units and Class A3 restaurant at all times.

Reason: in the interests of the visual amenity of the area, to ensure that bins can be easily accessed when required and to safeguard the amenity of existing nearby / future occupiers / road users from potential disturbance and/or smells and highway safety, in accordance with Policies CS2 and CS7 of the Reading Borough LDF Core Strategy 2008

Date: 19 July 2018

Head of Planning, Development
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(Altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

9. The development shall be carried out in accordance with the measures hereby approved in the Construction Method Statement by JSA Architects, Rev A dated 30/05/18, as received 04/07/18, and shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety in accordance with Policies CS20 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

10. No development shall take place until a detailed scheme for protecting the dwellings from the external noise environment of the area and the ground floor use has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed to meet the specifications set out in the Noise Impact Assessment by KP Acoustics Ref 15263.NIA.01 dated 13/12/16, as received 15/12/17. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

Reason: To protect the amenity of future occupiers from noise and disturbance associated with the ground floor use and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan 2009 and Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

11. No externally located mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by this Council. The assessment shall be carried out in accordance with BS4141:2014 methodology. The predicted specific sound level (LAeq,TR) as measured at a point 1 metre external to sensitive facades shall be at least 10dB below the existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to sensitive facades

Date: 19 July 2018

Head of Planning, Development
& Regulatory Services

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shall not exceed the existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) , Policy RC9 of the Reading Central Area Action Plan 2009 and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

12. Prior to the first occupation of any use hereby approved, an odour assessment and a detailed odour management plan to include scale plans, odour control specifications and a maintenance plan shall be submitted to and approved in writing by the local planning authority. Reference shall be made to the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (January 2005) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the development shall not be carried out other than in accordance with the approved scheme unless the Local Planning Authority otherwise agrees in writing.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan 2009 and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

13. The hours of noisy construction, demolition and associated deliveries shall be restricted to the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior approval from the Local Planning Authority.

Reason: To protect the amenity of occupiers of existing nearby properties from noise and disturbance from works connected with implementing this permission, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

14. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CS34 (Pollution and Water Resources) and CS2 (Waste Minimisation) of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan 2009 and Policies DM4 and DM19 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).



Date: 19 July 2018

Head of Planning, Development
& Regulatory Services

LEB



15. Prior to the first occupation of any residential unit hereby approved, details of the mitigation measures to protect the residential units from poor air quality shall be submitted to and approved in writing by the Council. The development shall be carried out in full accordance with the approved mitigation measures.

Reason: To protect the amenity of future occupiers from poor air quality, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan 2009 and Policies DM4 and DM19 of the Sites and Detailed Policies Document 2012 (Altered 2015).

16. Prior to the first occupation of any residential unit hereby approved, details of the sustainability measures to be provided for the residential units shall be submitted to and approved in writing by the Council. The development shall be carried out in full accordance with the approved measures.

Reason: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

17. Hours for deliveries and waste collections serving the A3 use are restricted to 08:00hrs to 22:00hrs Monday to Saturdays and 10:00hrs to 18:00hrs on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally, 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).

18. The Class A3 use hereby permitted shall not operate outside of the hours of 0800 - 2300 on any day.

Reason: To safeguard the amenities of the adjoining premises and the area generally, 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).

INFORMATIVES



Date: 19 July 2018

Head of Planning, Development
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1. 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.
2. 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.
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. 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.
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. 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.
7. 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.
8. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:



Date: 19 July 2018

Head of Planning, Development
& Regulatory Services

LEB



www.communities.gov.uk/publications/planningandbuilding/partywall

9. 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. 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: 19 July 2018

Head of Planning, Development
& Regulatory Services

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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.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.gov.uk/pcs.

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.