

**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: DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Application No: 181849
Application type: Full Planning Approval

Applicant: Studios Development (Reading) 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: Erection of a part 4 part 5 storey building (plus basement) to provide 135 units of purpose built student accommodation and associated facilities (Sui Generis), landscaping and access

At: Former Car Park East Street Reading RG1 4ET

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: 7 May 2019



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& Regulatory Services

Application At: Former Car Park East Street Reading RG1 4ET

Application No: 181849

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: 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:

Location Plan 18053_001A_ A1_Location Plan A
Existing Site Plan 18053_002_ A1_Existing Site Plan
Existing Topographical Plan 18053_003_ A1_Existing Topographical Plan Existing Site
Sections 18053_004_ A1_Existing Site Sections
Proposed Site Plan 18053_007A_ A1_Proposed Site Plan A
Proposed Site Sections 18053_008B_ A1_Proposed Site Sections B Proposed Block Plan
18053_009_ A1_Proposed Block Plan
Level 0 As Proposed 18053_5100_ A1_Level 0 E
Level 1 As Proposed 18053_5101_ A1_Level 1 D
Level 2 As Proposed 18053_5102_ A1_Level 2 D
Level 3 As Proposed 18053_5103_ A1_Level 3 D
Level 4 As Proposed 18053_5104_ A1_Level 4 C
Level B As Proposed 18053_5105_ A1_Level B C
Roof Level As proposed 18053_5106_ A1_Roof Level C
Proposed Elevations _North & East 18053_017_ A1_Proposed elevations Planning
Proposed Elevations_ South & West 18053_018_ A1_Proposed elevations Planning
Proposed Elevations _West 18053_019_ A1_Proposed elevations Planning Proposed site
Elevations _ North & East 18053_024_ A1_Proposed site elevations Planning
Proposed Sections 18053_025_ A1_Proposed Sections Planning C
Proposed Elevations Colour - North & East 18053 035 Proposed Elevations Colour
Proposed Elevations _Colour- South & West 18053 036 Proposed Elevations Colour
Proposed Elevations Colour - West 18053 037 Proposed Elevations Colour Subservience
18053 VS001 subservience A3 A
Cycle Storage 18053 VS010 A3 cycle storage
Received by the Local Planning Authority on 1st February 2019

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

3. The development hereby permitted shall not be carried out other than in accordance with the Vinci Construction Traffic Management & Logistics Plan ref. BD0030 01 04 dated 13/03/2019 received by the Local Planning Authority on 14th March 2019 and supplementary email ref. RE: East Street, Reading - revised CMS and traffic info from Joseph Daniels dated 29th March 2019 unless changes are agreed in advance and in writing by the Local Planning Authority.

Reason: Reason: 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 DM12

4. No development shall take place (excluding groundworks, piling, excavation and other preparatory works) until a scheme of biodiversity enhancements, to include bird and bat boxes, tiles or bricks on and around the new buildings and native and wildlife friendly landscaping, has been submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancements shall be implemented in full prior to first occupation of building and retained in situ thereafter.

Reason: To ensure that the ecological value of the site is enhanced post development in line with paragraphs 170 and 175 of the NPPF and in accordance with Policy CS36

5. No development shall take place (excluding groundworks, piling, excavation and other preparatory works) until details of the final drainage scheme, its implementation, maintenance and management plan of the sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved plan. The plan shall include:

- i. a timetable for its implementation, and
- 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 of the sustainable drainage scheme throughout its lifetime.

Reason: In accordance with NPPF Paragraph 103, Core Strategy Policy CS1 Sites and Detail Policies document Policy DM1

6. No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted and

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approved details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: In accordance with NPPF Paragraph 103, Core Strategy Policy CS1 and Sites and Detail Policies document Policy DM1

7. Prior to first occupation of the development hereby permitted the existing access to the site shall be stopped up and abandoned and the footway and verge reinstated to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety and maintenance of the highway in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

8. The development hereby permitted shall not be occupied until the bicycle parking facility has been provided in accordance with approved plans ref. Level 0 As Proposed 18053_5100_A1_Level 0 E and ref. 18053 - East Street Reading - CYCLE STORAGE received by the Local Planning Authority on 1st February 2019. The approved bicycle parking facility shall be kept available for bicycle parking at all times thereafter.

Reason: Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with the Local Planning Authority's approved transport policies CS23 and CS24.

9. The development hereby permitted shall not be occupied until the refuse storage facility has been provided in accordance with approved plan ref. Level 0 As Proposed 18053_5100_A1_Level 0 E received by the Local Planning Authority on 1st February 2019. The bin storage facility shall be retained thereafter for use by occupiers of the building at all times.

Reason: in the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CS7.

10. The development hereby permitted shall not be occupied until glazing and ventilation has been installed in accordance with the specifications recommended within the Apex Acoustics Facade Noise Impact Assessment ref. 5628.8 revision B dated 10th October 2018 received by the Local Planning Authority on 25th October 2018. The glazing and ventilation measures shall be permanently retained and maintained thereafter in accordance with the approved specifications.

Reason: to protect the amenity of future occupants of the proposed development in accordance with Policy DM4 and Policy CS34

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11. Prior to first occupation of the development hereby permitted a student accommodation management plan shall be submitted to and approved in writing by the Local Planning Authority. The accommodation shall be operated in accordance with the approved plan.

Reason: 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 DM4 and Policy DM12

12. The development hereby permitted shall not be occupied until the energy design measures set out within the WGC Energy Strategy Report for East Street Proposed Student Accommodation Reading 5 Storey Scheme rev 6 dated 10th December 2018 received by the Local Planning Authority on 1st February 2019 have been completed. The design measures shall be retained/maintained as approved thereafter.

Reason: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CS1.

13. Within three months of first occupation of the development hereby permitted 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 shall be submitted to approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Envision Sustainability Statement and BREEAM Predictive Assessment (FINAL DRAFT) New Century Place 3, East Street dated 17th October 2018

Reason: To ensure that the development is carried out in accordance with sustainable building standards. RBCS Policy CS1 and SPD Sustainable Design and Construction (2011)

14. The external surfaces of the development hereby permitted shall be not be constructed other than in the materials specifications set out in the following approved documents:

- gdl architecture East Street, reading - MATERIALS rev B dated 23/02/2019
- gdl architecture 18053 East Street, Reading - External Materials Schedule rev C dated 01/03/2019

Received by the Local Planning Authority on 6th March 2019

Any replacement materials, or other facing materials to be used shall be submitted to and approved by the Local Planning Authority prior to the relevant works being carried out.

Reason: in the interests of ensuring that the new development appears in keeping with the surrounding area in accordance with Policies CS7 and CS33

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15. All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with Policy CS36 of the core strategy and wildlife legislation.

16. The development hereby permitted shall not be carried out other than in accordance with the 'Clarkebond Flood Risk Assessment/Drainage Strategy Land at East Street, Reading' ref. B04333-CLB-XX-XX-RP-FH- 1001 rev P3 dated 18th October 2018 received by the Local Planning Authority on 25th October 2018.

Reason: To prevent increased flood risk in accordance with Policy CS35 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

17. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the following approved landscaping plans and documents:

- Drawing no. RB_6039_01.1 - Hard Landscaping Plan (Rosebank dated 16/10/2018)
- Drawing no. RB_6039_01.2 - Paving Details (Rosebank dated 16/10/2018)
- Drawing no. RB_6039_02.1 - Courtyard - Planting Plan Rosebank dated 16/10/2018)
- Drawing no. RB_6039_01.4 - East Side Hard Landscaping (Rosebank dated 16/10/2018)
- Drawing no. RB_6039_02.3 - East Side Planting Plan (Rosebank dated 16/10/2018)
- Drawing no. RB_6039_02.2 - East Side Elevation (Rosebank dated 16/10/2018)
- Drawing no. RB_6039_01.3 - North Side Hard Landscaping (Rosebank dated 16/10/2018)
- Drawing no. RB_6039_02.5 - North Side Planting Plan (Rosebank dated 16/10/2018)
- Drawing no. RB_6039_02.4 - Planting Details (Rosebank dated 16/09/2018)

The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority. Received by the Local Planning Authority on 1st February 2019

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7

18. All planted materials shall be maintained for five years from date of planting and any trees or plants removed, dying, being severely damaged or becoming seriously

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diseased within five years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7

19. No external lighting shall be installed until a report detailing the lighting scheme and how this will not adversely impact upon wildlife has been submitted to and approved in writing by the Local Planning Authority. The report shall include the following figures and appendices:

- A layout plan with beam orientation
- A schedule of equipment
- Measures to avoid glare
- An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified as being of importance for commuting and foraging bats.

The approved lighting plan shall thereafter be implemented as agreed.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with Policy CS36

20. 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 protecting the amenity of local land uses or neighbouring residents in accordance with Policy CM4 and Policy CS34.

21. The hours of construction, demolition and associated deliveries shall be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs 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 occupants of nearby residential properties from noise and dust during the development of the site in accordance with Policy CS34 and Policy DM4

22. The development hereby permitted shall not be carried out other than in accordance with the 'Studios Report Noise & Dust Control - New Century Place Reading, Student Accommodation' dated 25th February 2019 and received by the Local Planning Authority on 25th February 2019.

Reason: To protect the occupants of nearby residential properties from noise and dust during the development of the site in accordance with Policy CS34 and Policy DM4

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23. In the event that contamination not previously identified is found at any time when carrying out the development hereby permitted, development shall be halted on that part of the site and the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval. The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be recommenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34.

24. 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 BS4141:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade (nearest habitable room window) shall be at least 10dB below the pre-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 shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed and operated in accordance with the assessment.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 and Policy DM4

25. Within three months of first occupation of the development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include a full analysis of the existing / proposed modal split for staff and students at the development, reasons for the modal choice and detailed proposals for future transport provision with the aim of securing reduction in car trips generated to and from the development site.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Core Strategy Policy CS23.

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26. On the first anniversary of the approval of the Travel Plan and annually thereafter an annual review of the Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include a detailed survey of the number of movements generated by the development and shall be compared with the initial survey carried out under the terms of the condition above (the control level) and in the event of any reduction not being secured the applicant shall undertake any measures that have been first

agreed in writing by the Local Planning Authority, as are necessary to cause a reduction in the number of car borne trips to, as a maximum, the control level. This may include such options as a greater provision of subsidised transport.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Core Strategy Policy CS23

27. No student accommodation unit hereby approved shall be occupied until the Council has been notified in writing of the full postal address of the unit. The notification shall be sent to the Council's Planning Manager quoting the application reference specified in this decision.

Reason: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new student accommodation 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 and Policy DM12.

28. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the student accommodation units 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 student residential units for letting or sale shall make it clear to prospective tenants and 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 they will not be 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 and Policy DM12

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29. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order revoking or re-enacting that order with or without modifications) the development hereby permitted shall be used only as student accommodation (Sui Generis use) and for no other purpose.

Reason: to protect the amenities of future occupiers on the basis that the accommodation would not be of a suitable standard for other types of residential accommodation in accordance with Policy DM4

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 for the decision to be issued.
2. A section 106 legal agreement is attached to this planning permission
3. 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 floor space for different uses, and, unlike Section 106, it is non-negotiable. It applies to residential developments (including student accommodation); where the floor space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floor space. 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 or by instalments.
4. 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
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 development begins. 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 occupiers of the student accommodation unit(s) will not be entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be

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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. 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 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.

8. Please note that the Council charges for the discharge of planning conditions, the fee is currently £116 per submission, which can include information to discharge several conditions at once.

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

10. On the basis of information provided, Thames Water would advise that with regard to water network infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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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 <https://acp.planninginspectorate.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.