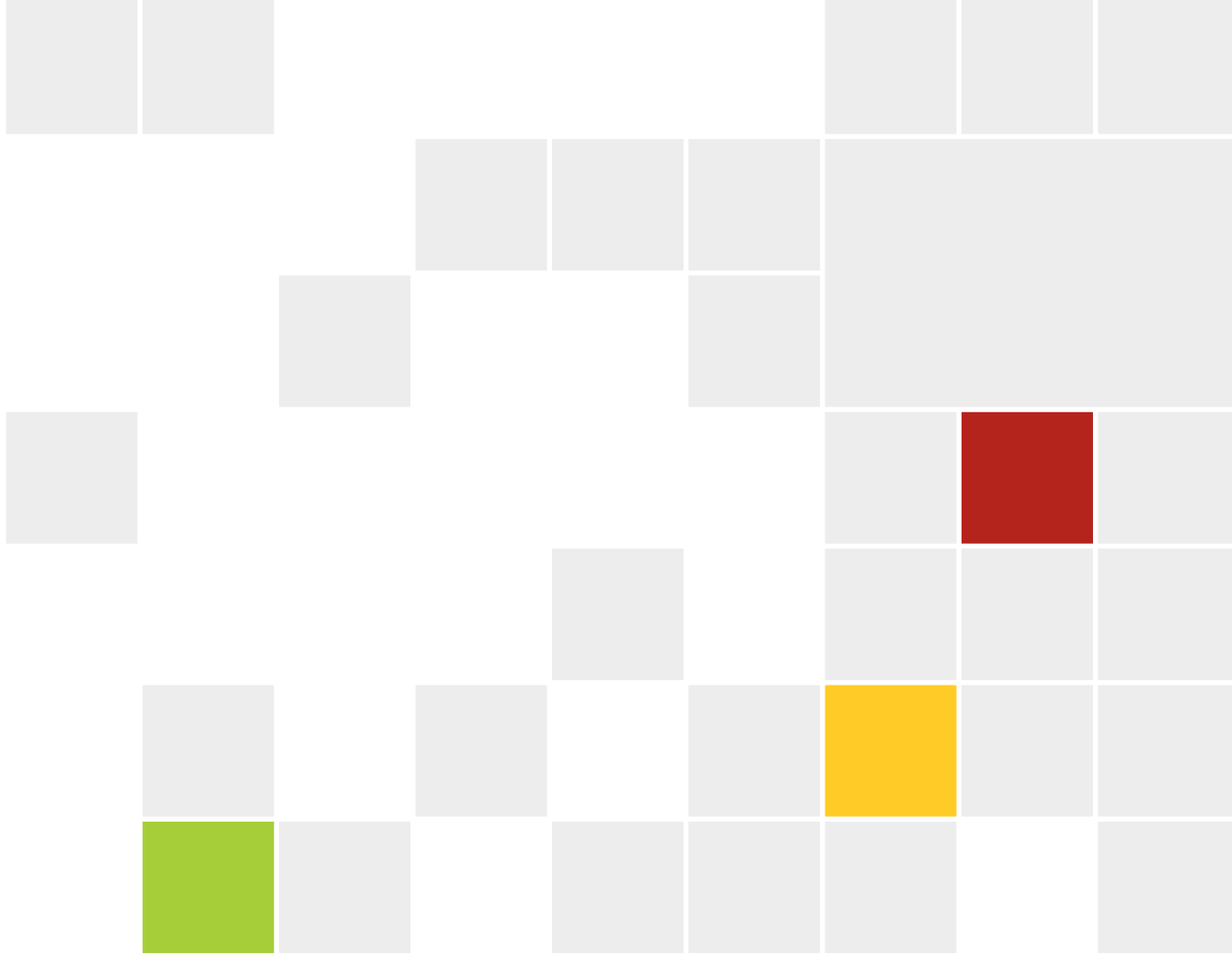
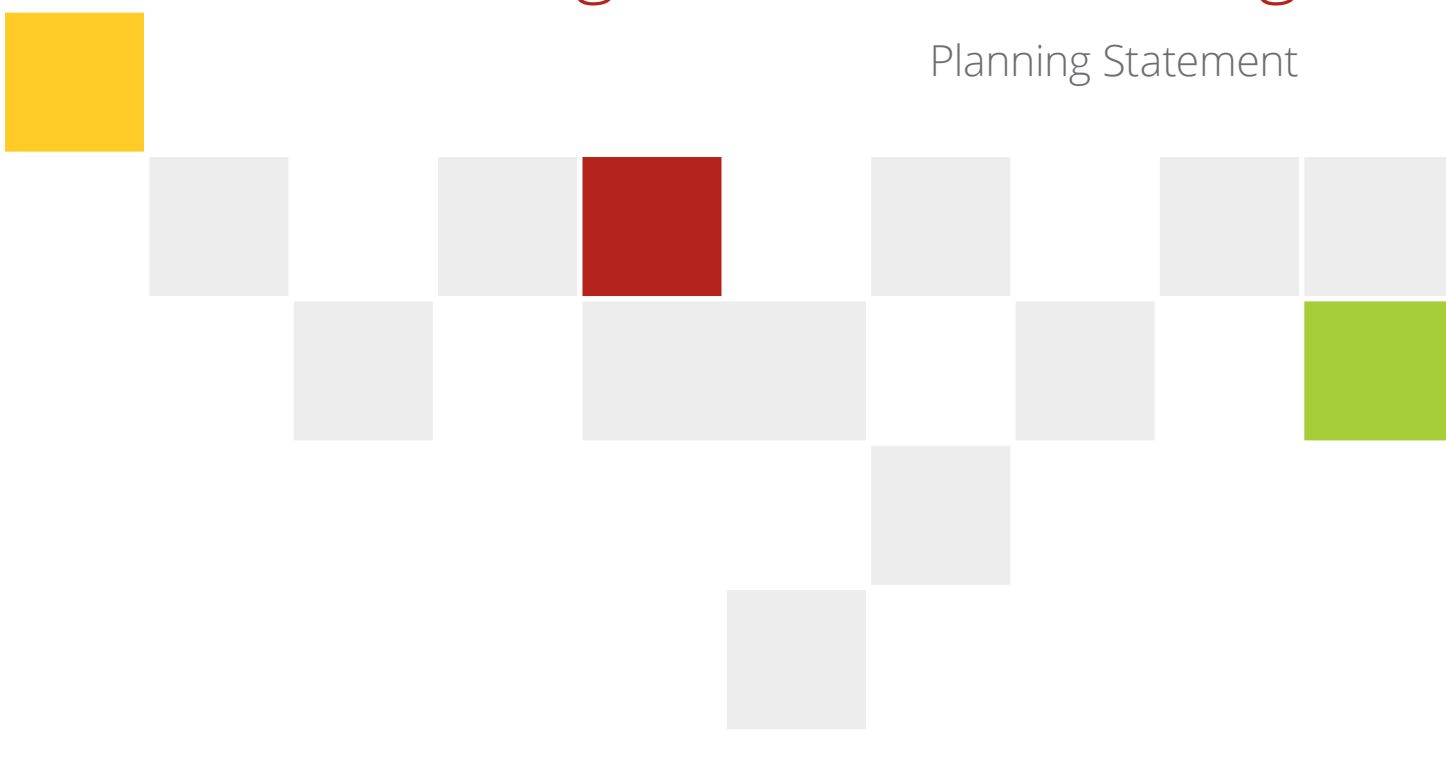




Prince Regent House, Reading

Planning Statement



Boyer

Report Control

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Client:	Aspire 108 London Street Ltd
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Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 1 of 25

TABLE OF CONTENTS

1. Introduction	2
2. Site and Surrounding Context	4
3. Planning History	5
4. Proposed Development	7
5. Planning Policy Context	8
6. Consideration of Planning Issues	16
7. Summary and Conclusions	21

APPENDIX

Appendix One – Decision Notices for 181218 and 181223

Appendix Two – Officer's Report for Application 181218

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 1 of 25

1. INTRODUCTION

1.1 This Planning Statement is submitted on behalf of Aspire 108 London Street Ltd ('the Applicant') to Reading Borough Council (RBC), in support of a planning application relating to Prince Regent House, Reading ('the site').

1.2 The description of development is as follows:

"Full planning application for the erection of a roof extension to Prince Regent House to accommodate an additional flat following the approval of application reference. 181218 for the change of use and conversion from offices to residential apartments".

1.3 The planning application is accompanied by the following supporting documents:

Table 1: Drawings in support of the application

Drawing Number	Drawing Title
061-PP-01	Site Location Plan
061-PP-02	Existing Plans
061-PP-03	Existing Elevations
061-PP-04	Proposed Plans
061-PP-05	Proposed Elevations
061-PP-06	Proposed Plan (Flat 8)

Table 2: Documents in support of the application

Document	Prepared by
Planning Statement	Boyer
CIL Form	Boyer
Design and Access Statement	Siim Form
Technical Note 01: Highways and Transport	Motion
Heritage Statement	JPHeritage
BREEAM UK Domestic Refurbishment 2014 Pre-Assessment Estimator	Blew Burton Ltd

Doc No:	IMS-F-18
Revision:	1
Date:	01.05.2018
Page:	Page 2 of 25

- 1.4 The Planning Statement deals specifically with the residential development proposal in the context of Government advice and the development plan. The relevant policy documents are assessed in Section 6 of this Statement.

Structure of the Planning Statement

- 1.5 This Planning Statement is structured as follows:
- **Section 2** sets out the context for the proposed development, including a description of the site and its surroundings;
 - **Section 3** describes the planning history of the site and surrounding area;
 - **Section 4** provides a description of the proposed development;
 - **Section 5** provides an overview of national and local planning policy and guidance considered relevant to the determination of the application proposal;
 - **Section 6** provides an assessment of the proposed development against the identified planning policy framework; and
 - **Section 7** provides a summary of the application and conclusions.

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 3 of 25

2. SITE AND SURROUNDING CONTEXT

Site Description

- 2.1 The site currently comprises an existing modern two-storey building known as Prince Regent House which is located to the rear of 108 London Street, a Grade II Listed Building. The two buildings are connected by a link extension. The site is located in central Reading, in the administrative district of Reading Borough.
- 2.2 Prince Regent House is predominantly open plan in nature and is currently in office use, although the building has been vacant since 2017.
- 2.3 This site also benefits from planning permission and Listed Building consent (reference: 181218 and 181223) for a change of use and conversion from offices (Class B1a) to seven residential apartments (Class C3) with associated parking, refuse storage and associated works which was granted in September 2018. Four of the seven apartments are located within Prince Regent House, with the remaining three apartments located within 108 London Street. The Decision Notices for the Planning Permission and Listed Building Consent can be found at **Appendix 1**.
- 2.4 To the rear of Prince Regent House is a small surface car park which is accessed from St Giles Close and provides parking, refuse and cycle storage to the building.
- 2.5 The whole site lies within the Market Place/London Street Conservation Area.
- 2.6 The site is located within an Air Quality Management Area (AQMA) and an area of Archaeological Potential as defined on RBC's Proposals Map.
- 2.7 The site is located in Flood Zone 1 which carries the lowest risk of flooding.

Surrounding Area

- 2.8 The site lies in a predominantly built up urban area that contains a mixture of office, residential and retail buildings.
- 2.9 The site is situated in a sustainable location with accessible links to multiple forms of public transport. A bus stop is located outside of the linked building, 108 London Street, and serves a number of bus routes. The main Reading train station is located within 0.6 miles.
- 2.10 The Oracle Shopping Centre, which contains a wide variety of retail and leisure facilities, is approximately 0.3 miles away; again highlighting its sustainable location.

Doc No:	IMS-F-18
Revision:	1
Date:	01.05.2018
Page:	Page 4 of 25

3. PLANNING HISTORY

- 3.1 This section summarises the planning history which is of relevance to the site and the surrounding area.

Application Site

- 3.2 Online planning history records from 1989 onwards indicate that there have been three planning applications for Prince Regent House and 108 London Street which are summarised below.

Table 3: Summary of Relevant Planning History for the Site

Reference Number	Proposal	Decision
181218	Change of use and conversion from offices (Class B1a) to residential apartments (Class C3) with associated parking, refuse storage and associated works	Granted
181223	Listed Building Consent for internal and external alterations in association with change of use and conversion from offices to residential apartments with associated parking, refuse storage and associated works	Granted
181223	Discharge of conditions 3, 4, 5, 6, 7 and 8	Under Consideration

Surrounding Area

- 3.3 Online planning history records also indicate that there have been relevant planning applications in the surrounding area.

102 London Street

- 3.4 In December 2000, a planning application was submitted (ref: 990662) for 102 London Street for a residential development of 6 x 1 bedroom and 7 x 2 bedroom apartments, situated around a courtyard. This application was granted planning permission in June 2001.

106 London Street

- 3.5 A prior approval notification application (ref: 130847) was submitted for the property at 106 London Street in June 2013, with the description of development as follows:

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 5 of 25

Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 7 x 1 bedroom flats.

- 3.6 This application was approved in July 2013 and has subsequently been implemented.

Doc No:	IMS-F-18
Revision:	1
Date:	01.05.2018
Page:	Page 6 of 25

4. PROPOSED DEVELOPMENT

4.1 The description of development is as follows:

“Full planning application for the erection of a roof extension to Prince Regent House to accommodate an additional flat following the approval of application reference. 181218 for the change of use and conversion from offices to residential apartments”.

- 4.2 The proposed apartment includes 2 bedrooms. Dormer windows and skylights are proposed throughout the apartment which provides natural light in each of the habitable rooms. The proposed additional flat will make use of the existing floorspace within the current roofspace, although there will be a reconfiguration of the roof in order to increase the height of the roofline by 500mm which will provide sufficient height and space for potential future occupants.
- 4.3 Access to the apartment will be from St Giles Close and would mirror the other four flats which are approved to be located on the ground and first floors in Prince Regent House. Access to the individual flat is proposed to be from an extended staircase from the first floor.
- 4.4 The proposed apartment will also use the same dedicated area for refuse and recycling storage as the other approved apartments in Prince Regent House, which comprises a secure refuse and recycling storage area located at the rear of Prince Regent House in the southern portion of the car park.
- 4.5 As a result of this application, other than the addition of a new staircase from the first floor to the proposed apartment, there are no other changes to the plans which were approved under application reference: 181218. There will also be no impact on the size of the approved apartments on the first floor as a result of the new staircase.
- 4.6 The proposed apartment will share the approved two Sheffield Stands (accommodating four cycle parking spaces), which are located adjacent to the refuse storage area within the car park, which will provide adequate cycle parking.
- 4.7 The proposed roof extension will be clad in a standing seam metal in red, with the flat portion of the roof proposed to be clad in a red painted epoxy, to match the standing seam metal. All of the proposed windows and skylights will have a red metal frame, with the dormer windows and skylights which face the courtyard constructed using mirrored glass to ensure privacy for residents. These materials have been carefully chosen in order to reflect and complement neighbouring buildings, as well as the character of the surrounding Conservation Area.
- 4.8 Further details on the design of the proposed development can be found in the Design and Access Statement and Highways Technical Note which accompany this application.

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 7 of 25

5. PLANNING POLICY CONTEXT

- 5.1 This section provides a summary of the relevant planning policy framework against which the planning application will be determined.
- 5.2 The relevant planning policy framework comprises the Core Strategy (2008, as altered in 2015), the Reading Central Area Action Plan (AAP) (2009) and the Sites and Detailed Policies Document (SDPD) (2012, altered 2015). Alongside this are several relevant Supplementary Planning Documents (SPD) which are detailed below.
- 5.3 The National Planning Policy Framework (2019) is also a relevant material consideration.

National Policy

National Planning Policy Framework (2019)

- 5.4 The National Planning Policy Framework (NPPF) provides the overarching planning policy framework against which all local plans and neighbourhood plans should be prepared and against which all planning applications are determined.
- 5.5 Paragraph 8 of the NPPF establishes three objectives for achieving sustainable development: an economic objective, a social objective, and an environmental objective. These objectives give rise to the need for the planning system to perform a number of roles:
- *“an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
 - *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”* (p.5).

Doc No:	IMS-F-18
Revision:	1
Date:	01.05.2018
Page:	Page 8 of 25

- 5.6 As detailed in Paragraph 10, at the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 sets out how the presumption in favour will apply to plan-making and decision-taking. As the development plan is already in place for RBC in the form of the adopted Core Strategy, Area Action Plan and adopted Site and Detailed Policies Document, it is the policy in the second part of Paragraph 11 concerning the application of the presumption in favour to decision taking that is relevant. This advises that development that accords with the development plan should be approved *“without delay”*.
- 5.7 With regard to delivering a wide choice of high quality homes, paragraph 59 requires local planning authorities to *“support the Government’s objective of significantly boosting the supply of homes”* (p.17).
- 5.8 The Government also attaches great importance to the design of the built environment, which is illustrated in section 12 of the NPPF. In particular, Paragraph 127 states that planning policies and decisions should aim to ensure that developments:
- *“will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - *establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to attractive, welcoming and distinctive places to live, work and visit;*
 - *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience”.*
- 5.9 In addition to the above, Paragraph 192 contained within Section 16 Conserving and Enhancing the Historic Environment advises that Local Planning Authorities should take account of:
- *“The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - *the desirability of new development making a positive contribution to local character and distinctiveness”.*

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 9 of 25

- 5.10 Paragraph 193 also advises that “*when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance*”.

Local Policy

- 5.11 As indicated above, adopted local planning policy is currently set out within the Reading Borough Core Strategy (2008, as altered in 2015), the Reading Central Area Action Plan (2009) and the Sites and Detailed Policies Document (2012, altered 2015).
- 5.12 Relevant local planning policies for this application are as follows:

Core Strategy

- 5.13 The Core Strategy provides the overall planning strategy and principles of development for the Borough. It was formally adopted in 2008, with an alteration made in 2015 to the affordable housing policy.
- 5.14 Relevant policies from the Core Strategy are summarised below:
- Policy CS1 – Sustainable Design and Construction: Proposals should ensure that the design of buildings and site layouts use energy, water, minerals, materials and other natural resources efficiently by meeting several requirements
 - Policy CS4 – Accessibility and Intensity of Development: This Policy states that any new development must be at a scale, density and intensity appropriate to the level of accessibility to defined districts and local centres
 - Policy CS7 – Design and the Public Realm: The Policy states that all development must be of a high design quality and that new development should make a positive contribution to the Council’s urban design objectives. The Policy states that development will need to respond positively to the local context and create or reinforce local character and distinctiveness and be visually attractive as a result of high quality built form and spaces
 - Policy CS14 – Provision of Housing: Provision will be made for the completion of an average 521 dwellings per annum in the period 2016-2026 through various sources of supply
 - Policy CS15 – Location, Accessibility, Density and Housing Mix: Policy CS15 requires an appropriate density and mix of residential development to be informed by an assessment of the characteristics of the site and surrounding area. In terms of density, the Policy advises that net densities below 30 dwellings per hectare (dph) will not be acceptable and that development in an ‘urban’ location should target a residential density of between 40-75 dph

Doc No:	IMS-F-18
Revision:	1
Date:	01.05.2018
Page:	Page 10 of 25

- Policy CS20 – Implementation of The Reading Transport Strategy (Local Transport Plan 2006-2011): This policy states proposed developments should contribute to the transport network as defined in the Reading Transport Strategy, including the provision of making alternative uses to the private car more attractive
- Policy CS24 – Car/Cycle Parking: This Policy requires that maximum car and cycle parking standards are applied in relation to the accessibility of locations within the Borough
- Policy CS34 – Pollution and Water Resources: This policy seeks to reduce the impact of pollution on proposed developments through mitigation measures

Reading Central Area Action Plan (RCAAP)

5.15 This document was formally adopted in 2009 and focuses on development within the centre of Reading. It aims to guide future development to ensure Reading is developed sustainably and areas of opportunity are recognised.

5.16 Policies considered relevant to the site are summarised below:

- Policy RC5 – Design in the Centre: Development within the Reading central area should demonstrate that it will build on and respect the existing grid layout structure of the central area, it will provide appropriate well design public spaces and that the architectural details and materials used should be high quality and respect the form in area local to the development site.
- Policy RC9 – Living in the Centre: Proposals for residential development will be assessed against a set of criteria which ensures residential development will contribute towards a mix of sized units, that an application has demonstrated how issues surrounding noise and air quality have been mitigated, amongst other factors.
- With regards to Heritage considerations, the policies contained within the RCAAP relate to the consideration of impacts on the settings of Listed Buildings and Conservation Areas, although no specific policy with refers to the southern end of London Street.

Sites and Detailed Policies Document (SDPD)

5.17 This document sets out RBC's specific and detailed policies used for determining planning applications. It was formally adopted in 2012, with an alteration made in 2015 to the affordable housing policy.

5.18 Policies considered relevant to the site are summarised below.

- Policy SD1 – Presumption in Favour of Sustainable Development: This policy states that a positive approach will be taken when considering development proposals, in compliance with national policy
- Policy DM1 – Adaptation to Climate Change: Developments should demonstrate how the design has incorporated measures to adapt to climate change

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 11 of 25

- Policy DM4 – Safeguarding Amenity: Policy DM4 states that the design of a scheme for existing and new residential properties should have regard to the following key areas:
 - Privacy and overlooking;
 - Access to sunlight and daylight;
 - Visual dominance and overbearing effects of a development; and
 - Artificial lighting.
- Policy DM5 – Housing Mix: Policy DM5 requires that all new-build dwellings in any location should be built to Lifetime-Homes standards. The Policy will also ensure an appropriate range of housing types and sizes are supplied
- Policy DM10 – Private and Communal Outdoor Space: This policy requires dwellings to be provided with functional private or communal open space that allows for suitable multiple uses. Design of outdoor areas should respect the size and character of other similar spaces in the vicinity, ensure they are appropriately related to the main entrances, and not compromise the relationship of other buildings which may be detrimental in terms of overlooking, overbearing or overshadowing
- Policy DM19 – Air Quality: Where a development introduces sensitive uses such as residential into an Air Quality Management Area, detrimental effects on that use will be mitigated. Mitigation measure should be detailed in any planning application

Submission Draft Reading Borough Local Plan (2018)

- 5.19 RBC is undertaking a review of their policies in their emerging new Local Plan. Consultation of a Pre-Submission Draft Local Plan took place between the 30 November 2017 and 26 January 2018. After this consultation period, the Council submitted the Draft Borough Local Plan to the Secretary of State on 29 March 2018.
- 5.20 Consultation on main modifications identified by the Inspector took place between Wednesday 12 June and 24 July 2019. The Inspector submitted her final report on 24 September 2019. Subject to a number of modifications the Inspector found the Local Plan to be sound and legally compliant. The Local Plan will be considered for adoption at a Full Council meeting on 4 November 2019. At the point of adoption, the new Local Plan will supersede all existing documents containing the main planning policies including the Core Strategy, the SDPD and the Reading Central AAP.
- 5.21 Due to the advanced stage of the new Local Plan and its anticipated adoption in the near future, the Plan is expected to carry considerable weight at the stage in which this application is determined. It is therefore worth noting relevant policies in relation to the site.
- Policy CC1 – Presumption in Favour of Sustainable Development: This policy states that a positive approach will be taken when considering development proposals, in compliance with national policy

Doc No:	IMS-F-18
Revision:	1
Date:	01.05.2018
Page:	Page 12 of 25

- Policy CC2 – Sustainable Design and Construction: Proposals should ensure that the design of buildings and site layouts use energy, water, minerals, materials and other natural resources efficiently by meeting several requirements
- Policy CC3 – Adaptation to Climate Change: The development should maximise resistance to climate change through the implementation of several measures. Some of these include solar shading, heating and ventilation of the building and appropriately coloured materials in areas exposed to direct sunlight
- Policy CC6 – Accessibility and the Intensity of Development: This policy states that any new development must be at a scale, density and intensity appropriate to the level of accessibility to defined districts and local centres
- Policy CC7 - Design and the Public Realm: The Policy states that all development must be of a high design quality and that new development should make a positive contribution to the Council's urban design objectives. The Policy states that development will need to respond positively to the local context and create or reinforce local character and distinctiveness and be visually attractive as a result of high quality built form and spaces
- Policy CC8 – Safeguarding Amenity: states that the design of a scheme for existing and new residential properties should have regard to the following key areas:
 - Privacy and overlooking,
 - Access to sunlight and daylight;
 - Visual dominance and overbearing effects of a development; and
 - Artificial lighting.
- Policy EN1 – Protection and Enhancement of the Historic Environment: Historic features, including their setting will be protected and where possible enhanced
- Policy EN6 – New development in a Historic Context: New development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities
- Policy H2 – Density and Mix: The indicative density range for an urban area is 40-75dph. Net densities of below 30 dph will not be acceptable
- Policy H3 – Affordable Housing: All developments of 10 dwellings and above should identify 30% of the total number of dwellings as affordable housing
- Policy H10 – Private and Communal Outdoor Space: This Policy requires dwellings to be provided with functional private or communal open space. Houses will be provided with private outdoor space whereas flats may be provide with communal outdoor space, balconies and/or roof gardens
- Policy TR1 – Achieving the Transport Strategy: Proposed development should contribute appropriately to meeting the objectives of the most up-to-date Local Transport Plan

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 13 of 25

Revised Parking Standards and Design SPD (2011)

- 5.22 The SPD divides the Borough into four different zones for parking standards, depending on its level of accessibility. Zone 1 is the Central Core Area that is seen as the most accessible, and Zone 4 is identified as the Wider Urban Area, with the least accessibility to public transport.
- 5.23 The SPD confirms that the site is located in Zone 2, which is defined as the primary core area and is well served by public transport, with much of this area within an acceptable walking distance of the main railway station. The parking standards for Zone 2 are summarised in Table 5 below.

Table 5: Reading Borough Car Parking Standards Zone 2 (2011)

Housing Mix	Car Spaces Required
1-2 bed flat	1

- 5.24 In addition to this, the SPD also details the standards for cycle provision for new developments, which is summarised in Table 6 below.

Table 6: Reading Borough Cycle Parking Standards (2011)

Housing Mix	Cycle Spaces Required
1-2 bed flat	0.5 spaces per flat

- 5.25 The SPD states that provision for cycle parking is considered essential for most development. It also sets out that if no individual secure facility is required, communal cycle parking can be provided.

Planning Obligations under Section 106 (2015)

- 5.26 With the introduction of a CIL charge, the use of S106 obligations is restricted to site specific impacts, for instance enabling works such as site access, or the provision of facilities and infrastructure directly required as a result of large scale developments, and the provision of affordable housing.
- 5.27 The Planning Obligations under Section 106 (2015) sets out the Council's approach in securing contributions and requiring obligations from development, alongside the CIL charge.

Doc No:	IMS-F-18
Revision:	1
Date:	01.05.2018
Page:	Page 14 of 25

- 5.28 S106 obligations are typically secured for affordable housing and infrastructure which is required as a result of specific development (and which is not included in the CIL Regulation list as being funded wholly or partly by CIL).

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 15 of 25

6. CONSIDERATION OF PLANNING ISSUES

- 6.1 This section of the Planning Statement provides an assessment of the proposed development against relevant planning policy and other material considerations.
- 6.2 Where relevant, this section also summarises the findings of other documentation submitted in support of the application in the context of the relevant planning policy framework, and as such this Statement should be read alongside all the other application documents listed in the supporting schedule of documentation.

Principle of Residential Use

- 6.3 The site accommodates an existing building currently in office use known as Prince Regent House, which is linked to a Grade II Listed Building known as 108 London Street. Both buildings are currently vacant. As the site is located within a sustainable location, and benefits from Planning Permission and Listed Building Consent (reference 181218 and 181223) to convert the two office buildings to seven residential apartments, the principle of residential development in this location has been established. The proposed development is also in line with paragraph 11 of the NPPF which states that development proposals should be approved if they accord with an up-to-date development plan without delay.
- 6.4 The site also represents an opportunity to further develop an existing building in order to provide much needed housing.
- 6.5 The site lies within the southern part of central Reading. Nearby London Street contains a mixture of uses including ground floor retail units, office buildings and residential uses especially on the upper floors. St Giles Close to the rear of the site comprises a mix of office space and residential uses.
- 6.6 The principle of residential use in this location was also confirmed through the Officer's Report for the 2018 planning application (reference: 181218) (**Appendix 2**) which states:

"The site is on previously developed land within the urban area and is therefore considered suitable for residential development in principle.

The proposed change of use to C3 residential...the principle of which would align with the broad objectives of Policy CS14 in assisting meeting annual housing targets whilst the location and accessibility of the site for residential development is considered to accord with Policy CS4."

Doc No:	IMS-F-18
Revision:	1
Date:	01.05.2018
Page:	Page 16 of 25

Design, Scale and Layout

- 6.7 In accordance with Policy RC5 of the Reading Central AAP and Policy CC7 of the draft Local Plan, the proposed development delivers a high standard of design, layout and use of building materials and maintains and enhances the character and appearance of the area, as well as protecting the historic environment.
- 6.8 The extension of the roof is in keeping with the scale and mass of neighbouring buildings and the surrounding area, whilst reflecting the character of buildings in St Giles Close and London Street.
- 6.9 Furthermore, in accordance with Policy CS7 of the Core Strategy, the proposed development responds positively to its local character, including the need to protect and enhance the historic environment.
- 6.10 The external materials of the roof extension will reflect the existing building to ensure that there is no harm to the setting of the Listed Building and to ensure that the proposed development does not harm the character of the wider Conservation Area.

Residential Amenity

- 6.11 Policy DM4 of the SDPD and Policy CC8 of the draft Local Plan state that to achieve privacy, a back to back distance of 20 metres is required between properties, although circumstances on individual sites may enable homes to be closer without a detrimental impact on privacy. This matter was also considered in relation to the extant permission which recognised that a town centre location has a built form which tends to be denser with lesser separation between buildings. It therefore can be considered that there would be no greater impact arising as a result of the roof extension and as such the proposals can be considered acceptable.
- 6.12 The roof extension has been carefully designed in order to be sympathetic to surrounding residential properties to ensure that the additional flat would not adversely impact their outlook or privacy.
- 6.13 It is recognised that the supporting text of Policy DM10 of the SDPD and Policy H9 of the draft Local Plan requires 25 sq. m of outdoor amenity space to be provided for 1 and 2 bedroom apartments. Given the proposal comprises a roof extension to an existing building within a central location, which forms part of the setting to a Listed Building and sits within a Conservation Area, it is not appropriate to provide a balcony or on site provision.
- 6.14 Although the amenity space provided in the proposed development does not strictly accord with the requirements of Policy DM10 and Policy H9, given the central location of the proposal, as with other town centre sites, it is considered reasonable that future occupants will benefit from the sustainable location of the site with outdoor public amenity space being provided in close proximity. This includes the Forbury Gardens within Reading Town Centre.

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 17 of 25

- 6.15 The Officer's Report of the extant permission also confirmed that:

"It is not uncommon or out of keeping with other town centre residential developments to not have access to amenity space and given the prevalence of public recreational facilities nearby the proposal is considered to accord with Policy DM10".

- 6.16 Therefore, it can be considered that there is sufficient existing public amenity space available in close proximity to the site.

Sustainability

- 6.17 Policies CS1 and CS2 of the Core Strategy and Policies CC2 and CC5 of the draft Local Plan state that new developments will be acceptable where the design of buildings and site layouts use energy, water, minerals and materials appropriately and efficiently. Developments should also demonstrate measures to minimise the generation of waste in the construction, use and life of buildings, and promote more sustainable approaches to waste management.
- 6.18 A BREEAM UK Domestic Refurbishment 2014 Pre-Assessment Estimator Report accompanies this application which concludes that the proposed development is able to meet the BREEAM Domestic Refurbishment Scheme requirement of 'Very Good' as a minimum. As part of this assessment, it has been demonstrated four out of the six criteria reach 'Excellent', and five out of the six criteria reach 'Outstanding'.
- 6.19 In addition to this, a BREEAM pre-estimator report was also submitted as part of the 2018 approved application which demonstrated that both buildings were able to comply with BREEAM level of 'Very Good', which was accepted by RBC.

Highways and Parking

- 6.20 Policy CS24 of the Core Strategy and Policy TR5 of the draft Local Plan states that development should ensure an adequate level of accessibility, with car and cycle parking requirements applied in relation to the accessibility of locations to sustainable transport facilities.
- 6.21 In addition to this, Policy DM12 of the SDPD and Policy TR3 of the draft Local Plan state that access and servicing arrangements for developments should be safe and comply with the Highways Authorities standards.
- 6.22 The site is located in a sustainable location, with the town centre retail facilities located within 0.3 miles of the site and a number of key facilities including schools, restaurants and shops within this distance. In addition, there are two railway stations within a 1.5 mile area (one of which is less than a mile away) which provide direct access into London. Finally, there is a bus stop directly outside of the linked building 108 London Street.

Doc No:	IMS-F-18
Revision:	1
Date:	01.05.2018
Page:	Page 18 of 25

- 6.23 Access to the site would remain as the existing, with vehicular and pedestrian access provided from St. Giles Close which consists of a 5 metres cul-de-sac.
- 6.24 RBC sets out their parking standards within their Revised Parking Standards and Design SPD, which identifies the site as being located within Zone 2 'Primary Core Area'. For Zone 2, the SPD states that 1 parking space is required. The approved planning application (reference: 181218) provides three parking spaces. The addition of a single apartment is considered unlikely to result in a significant additional parking demand, and the proposed level of parking is not unusual for developments of this nature within Reading. The Officer's Report from the extant planning permission confirms that a lower parking provision can be considered when the development has no material impact on on-street parking or poses no detriment to highway safety.
- 6.25 The proximity of the site to the two railway stations and to the bus stop must also be taken into account. With such close proximity to public transport making the site a highly sustainable location, it can realistically be considered that residents would use public transport.
- 6.26 The SPD also states that cycle parking provision should be provided at a minimum of 0.5 spaces per dwelling. The recently approved application (reference: 181218) for the site proposed five cycle spaces in a store to the rear of the property, which amounts to a ratio of 0.625 spaces per dwelling, which was also considered acceptable as part of the Officer's Report from the extant permission. Therefore, it can be considered that there is an adequate provision for cycle parking.
- 6.27 The Highway Technical Note also confirms that the addition of one apartment is unlikely to result in any material impact upon the local highway transport networks.
- 6.28 The Officer's Report from the extant permission also confirmed that the office use of the buildings would typically generate more vehicular trips in the peak hours than the proposed residential use, and therefore there were no transport objections to the approved application.
- 6.29 For further consideration on the highways impacts of the proposed development please see the accompanying Highways and Transport Technical Note.

Flooding and Drainage

- 6.30 Policy CS1 of the Core Strategy seeks to ensure that development minimises water runoff and seek opportunities to reduce the risk of flooding. The site is located in a Flood Zone 1 which carries the lowest risk of flooding and therefore any residential development at this location is unlikely to experience detrimental issues surrounding flooding.
- 6.31 The proposed drainage strategy for the site includes connecting the drainage to the existing drainage system that is already in place for the Prince Regent House. Therefore, the proposed development will not have any detrimental impact on the existing drainage infrastructure.

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 19 of 25

Heritage

- 6.32 Policy EN6 of the draft Local Plan and Section 16 of the NPPF expects new development to make a positive contribution to local character and distinctiveness and have no adverse impact on heritage assets and their setting.
- 6.33 A Heritage Statement has been provided in support of the application which demonstrates that the proposed development will not result in significant harm to the setting and character of the adjacent Grade II Listed Building.
- 6.34 The Statement notes that Prince Regent House itself is a late 20th Century modern development, situated in an area which is characterised by modern buildings of varying designs and styles. It is also demonstrated that the proposed slight increase in height would not appear incongruous in the street scene.
- 6.35 The proposed roof extension and alterations are in keeping with the established scale, form and use of materials that characterise St Giles Close and the built form to the rear of London Street, and therefore would have a neutral impact on the setting and character of the adjacent heritage assets.
- 6.36 It can therefore be considered that the proposed development would not have an adverse impact on the setting and therefore the significance of adjacent Listed Buildings or on the character and appearance of the Market Place/London Street Conservation Area in accordance with Paragraph 193 of the NPPF and Policy EN1 and EN6 of the Draft Local Plan.
- 6.37 Further details of the heritage asset and the impacts of the proposed development can be found within the Heritage Statement.

Refuse/Recycling

- 6.38 Policy CS2 of the Core Strategy states that all developments should provide adequate space to facilitate waste storage, refuse, recycling and composting.
- 6.39 A secure refuse/recycling storage point was approved as part of the 2018 planning permission, and is located to the rear of the building within the car park, only a short distance from the entrance to Prince Regent House. This storage area has capacity to store the additional refuse generated from the additional apartment.

Doc No:	IMS-F-18
Revision:	1
Date:	01.05.2018
Page:	Page 20 of 25

7. SUMMARY AND CONCLUSIONS

- 7.1 The application to which this Planning Statement relates is submitted on behalf of Aspire 108 London Street Ltd and seeks full planning permission for the erection of a roof extension to Prince Regent House to accommodate an additional flat following the approval of application reference: 181218 for the change of use and conversion from offices to residential apartments.
- 7.2 This Planning Statement demonstrates that the proposed development complies with the adopted development plan and national policy and will contribute to meeting the spatial strategy and housing needs within Reading.
- 7.3 The proposed development would provide a high quality designed apartment in a highly sustainable location with associated parking and refuse storage, which would not adversely impact on the existing road network.
- 7.4 This Planning Statement also demonstrates that the proposed development fulfils the potential of the existing building. As addressed in the Heritage Statement which accompanies this application, the proposed development would not have an adverse impact on the setting and therefore the significance of adjacent listed buildings or on the character and appearance of the Market Place/London Street Conservation Area.
- 7.5 Overall, the proposed development is therefore considered to comprise a suitable and sustainable development that would contribute towards the Council's housing need. It has been demonstrated throughout this Planning Statement and the suite of technical documents that support the application submission that any harm arising from the proposals will not "significantly and demonstrably outweigh the benefits" of the scheme.
- 7.6 The planning application and proposals contained within are therefore commended to RBC for due consideration.

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 21 of 25

APPENDIX ONE – DECISION NOTICES FOR 181218 AND 181223

**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: Boyer Planning Ltd
Crowthorne House
Nine Mile Ride
Wokingham
RG40 3GZ

Application No: 181218
Application type: Full Planning Approval

Applicant: Aspire 108 London Street 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 and conversion from offices (Class B1a) to 7 (4x1 & 3x2-bed) residential apartments (Class C3) with associated parking, refuse storage and associated works

At: 108 London Street Reading RG1 4SJ

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: 17 September 2018



Head of Planning, Development
& Regulatory Services *J.P.M.*

Application At: 108 London Street Reading RG1 4SJ

Application No: 181218

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

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:

Drawing no.s

Site Location Plan ref. 471829, 172952

Block/Site Plan ref. 471829, 172952

50514-5 rev A - Demolition Floor Plans

50514-1 rev A - Existing Floor Plans

Received by the Local Planning Authority on 12th July 2018

1806056-01 rev A - Parking Court Layout

Received by the Local Planning Authority on 25th July 2018

50514-2 rev C - Proposed Floor Plans

Received by the Local Planning Authority on 12th September 2018

50514-4 rev B - Site Existing & Proposed Sections

50514-3 rev C - Roof Plans & Elevations

Received by the Local Planning Authority on 14th September 2018

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 occupied until all vehicle parking spaces have been provided in accordance with approved plan ref. 1806056-01 rev A - Parking Court Layout dated 20/07/2018 and received by the Local Planning Authority on 23rd July 2018. The spaces shall be kept available for parking at all times thereafter.



Date: 17 September 2018

Head of Planning, Development
& Regulatory Services *J.B.M.*

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policy CS24 and Policy DM12.

4. The development hereby permitted shall be occupied until the bicycle parking facility for that dwelling/building has been provided in accordance with approved plan ref. 1806056-01 rev A - Parking Court Layout dated 20/07/2018 and received by the Local Planning Authority on 23rd July 2018. The facility shall be kept available for bicycle parking at all times thereafter.

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.

5. The development hereby permitted shall not be occupied until the bin storage facility shown on approved plan ref. 1806056-01 rev A - Parking Court Layout dated 20/07/2018 and received by the Local Planning Authority on 23rd July 2018 has been provided and the bin storage facility shall be retained thereafter for use by occupiers of the dwelling/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.

6. No residential 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 on this 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 and Policy DM12.

7. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential 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 residential unit(s) 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.



Date: 17 September 2018

Head of Planning, Development
& Regulatory Services *J.B.M.*

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 and Policy DM12.

8. The development hereby permitted shall not be occupied until the glazing and ventilation has been installed in accordance with the specifications recommended within Paragon Acoustics report dated 10/7/18 and reference 20180710_4184_ENA_001 received by the Local Planning Authority on 12th July 2018. The installed glazing and ventilation shall be retained thereafter.

Reason: to protect the amenity of future occupants of the proposed development in accordance with Policies DM4, RC9 and CS34.

9. No development shall take place before a scheme has been submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and dust emanating from the site during the demolition and construction phase. Thereafter, the use shall not commence until the approved scheme has been fully implemented.

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

10. 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: In the interests of the amenities of nearby residents in accordance with Policy CS34.

11. The development hereby permitted shall not be carried out other than in accordance with the Blew Burton Ltd Sustainability Statement dated 11th July 2018 received by the Local Planning Authority on 12th July 2018.

Reason: To demonstrate sustainable development practices in accordance with Policies CS1 and DM1.

12. The development hereby permitted shall not be occupied until 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 receipt acknowledged in writing by the Local Planning Authority, demonstrating



Date: 17 September 2018

Head of Planning, Development
& Regulatory Services *J.B.M.*

that the development has attained as a minimum the standard of BREEAM Very Good rating.

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

13. The development hereby permitted shall not be occupied until the 1.8m high screen fencing to the ground floor internal courtyard area as shown on drawing no. 50514-2 rev C - Proposed Floor Plans dated Jul 2018 received by the Local Planning Authority on 12th September 2018 has been installed. The screen fencing shall be permanently retained as approved in situ thereafter.

Reason: To protect the amenity of future occupiers of the proposed development in accordance with Policy DM4.

14. Prior to the first occupation of any residential unit hereby permitted, details and a specification of the proposed mirrored glazing as shown on drawing no. 50514-2 rev C - Proposed Floor Plans dated July 2018 received by the Local Planning Authority on 12th September 2018 shall be submitted to and approved in writing by the Local Planning Authority. The mirrored glazing shall be permanently retained as approved thereafter.

Reason: To protect the amenity of future occupiers of the proposed development in accordance with Policy DM4.

15. The proposed ground floor roof lights as shown on drawing no. 50514-2 rev C - Proposed Floor Plans dated July 2018 received by the Local Planning Authority on 12th September 2018 shall be non-opening and glazed with obscure glass prior to first occupation of the room to within which the roof lights are located. The roof lights shall be permanently maintained thereafter as non-opening and obscure glazed.

Reason: To safeguard the amenities of future occupiers of the proposed development from overlooking and loss of privacy in accordance with Policy DM4.

INFORMATIVES

1. 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.

2. 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.



Date: 17 September 2018

Head of Planning, Development
& Regulatory Services *J.B.M.*

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.

3. 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.

4. 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.

5. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

6. 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.

7. 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.

8. 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.

Date: 17 September 2018



Head of Planning, Development
& Regulatory Services *J.B.M.*

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.co.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.

**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: Boyer Planning Ltd
Crowthorne House
Nine Mile Ride
Wokingham
RG40 3GZ

Application No: 181223
Application No: Listed Building Consent

Applicant: Aspire 108 London Street Ltd

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

Proposal: Internal and external alterations in association with change of use and conversion from offices (Class B1a) to 7 (4x1 & 3x2-bed) residential apartments (Class C3) with associated parking, refuse storage and associated works

At: 108 London Street Reading RG1 4SJ

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: 17 September 2018



Head of Planning, Development
& Regulatory Services *J.P.M.*

Application At: 108 London Street Reading RG1 4SJ

Application No: 181223

Application No: Listed Building Consent

CONDITIONS and REASONS

1. The works to which this consent relate must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: to accord with Section 18 of the Planning (Listed Building and Conservation Areas) 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 documents:

Site Location Plan ref. 471829, 172952

Block/Site Plan ref. 471829, 172952

50514-5 rev A - Demolition Floor Plans

50514-1 rev A - Existing Floor Plans

'JP Heritage' Heritage Statement ref. 1758 dated 6th July 2018

Received by the Local Planning Authority on 12th July 2018

1806056-01 rev A - Parking Court Layout

Received by the Local Planning Authority on 25th July 2018

50514-2 rev C - Proposed Floor Plans

Received by the Local Planning Authority on 12th September 2018

50514-4 rev B - Site Existing & Proposed Sections

50514-3 rev C - Roof Plans & Elevations

Received by the Local Planning Authority on 14th September 2018

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

3. The works hereby permitted **shall not commence** until a detailed schedule of all those parts of the building to be removed, dismantled or stripped out (including the removal of internal features, floors, and wall or ceiling surfaces) have been submitted to and approved by the Local Planning Authority in writing. The works shall only be carried out in accordance with the approved drawings and schedules.



Date: 17 September 2018

Head of Planning, Development
& Regulatory Services *J.B.M.*

Reason: To accord with Reading Policy CS33 and to protect the special architectural or historic interest of the listed building.

4. Unless such work is clearly and specifically referred to on drawings or other documents hereby approved, no timber panels or structural timbers may be cut, replaced or removed in whole or in part without the written approval of the local planning authority. This includes the chasing of timbers to facilitate service runs.

Reason: To accord with Reading Policy CS33 and to protect the special architectural or historic interest of the listed building.

5. Details of the method of retaining the doors and architraves and fixing them shut, where applicable, so that they are reversible are to be submitted to and approved in writing by the local planning authority **prior to commencement of related work**. The works shall only be carried out in accordance with the approved details.

Reason: To accord with Reading Policy CS33 and to protect the special architectural or historic interest of the listed building.

6. Details of the proposed internal partition walls including details of the method of construction are to be submitted to, and approved in writing by, the local planning authority **prior to commencement of related work**. The new internal partition walls shall be constructed of timber studwork and shall be fully reversible. The works shall only be carried out in accordance with the approved details.

Reason: To accord with Reading Policy CS33 and to protect the special architectural or historic interest of the listed building.

7. All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

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

8. Details of the type and location of any new services visible external to the building, including soil vent pipe terminations, are to be submitted to and approved in writing by the local planning authority **prior to commencement of related work**.



Date: 17 September 2018

Head of Planning, Development
& Regulatory Services *J.B.M.*

Reason: To accord with Reading Borough Council Core Strategy policy CS33 and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

INFORMATIVES

1. 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 timescale for the decision to be issued.
2. Adequate protection to the building shall be provided to the satisfaction of the local planning authority at all times during the approved work. Sufficient care shall be taken in the design and execution of all work, including any demolition and the preparation to ensure that no damage is incurred to the historic fabric of the building. Particular attention is drawn to the need to protect internal timber panelling, fireplaces, skirting boards, architraves, cornices, timber floors and staircases from damage during construction.
3. 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.

Date: 17 September 2018



Head of Planning, Development
& Regulatory Services *J.B.M.*

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 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/planning/appeals/online/make an appeal](http://www.planningportal.gov.uk/planning/appeals/online/make-an-appeal).

APPENDIX TWO – OFFICER’S REPORT FOR APPLICATION 181218

DELEGATED APPLICATION REPORT - Application No.s: 181218FUL & 181223LBC

Address: 108 London Street

Proposal:

181218FUL - Change of use and conversion from offices (Class B1a) to 7 (4x1 & 3x2-bed) residential apartments (Class C3) with associated parking, refuse storage and associated works

181223LBC - Internal and external alterations in association with change of use and conversion from offices (Class B1a) to 7 (4x1 & 3x2-bed) residential apartments (Class C3) with associated parking, refuse storage and associated works

Case officer: Matt Burns

Site Description and Surrounding Area: 108 London Street, is a Grade II Listed, late 18th century mid terrace townhouse of three storeys located on the west side of London Street within the Market Place/London Street Conservation Area. The listing describes the building as being built of brick on a stucco plinth. It has stone cills, a flat cornice and parapet, with stone coping under an old tile roof. The windows are glazing bar sash windows, with three-over-six lights on the second floor. The door case has pilasters with shaped bracket caps and open moulded dentilled pediment and a six panelled door and a radiating fanlight.

A large two storey, modern brick extension forming an office block is located to the rear, fronting St Giles Close, which is adjoined to the original heritage building via a long, narrow link building and as such forms part of the listed structure.

The site is located within the designated Reading Centre Area as defined by the Reading Central Area Action Plan (RCAAP). The site is also located within an Air Quality Management Area (AQMA) and an area of archaeological potential.

Proposal: The applications seek full planning permission for conversion of the building from B1a offices to seven C3 residential apartments with associated parking and refuse storage to the rear. Some minor external works are proposed to facilitate the proposed change of use, such as three rooflights in the middle section of the building and 1.8m fencing / mirrored glazing at this point too.

Listed building consent is also sought for these minor external alterations and a variety of internal works to the building to facilitate the change of use.

The proposal is for 4 x 1 bedroom flats and 3 x 2 bedroom flats, as detailed on the plans.

Plans Considered:

Drawing no.s

Site Location Plan ref. 471829, 172952

Block/Site Plan ref. 471829, 172952

50514-5 rev A - Demolition Floor Plans

50514-1 rev A - Existing Floor Plans

Received by the Local Planning Authority on 12th July 2018

1806056-01 rev A - Parking Court Layout

Received by the Local Planning Authority on 25th July 2018

50514-2 rev C - Proposed Floor Plans

Received by the Local Planning Authority on 12th September 2018

50514-4 rev B - Site Existing & Proposed Sections

50514-3 rev C - Roof Plans & Elevations

Received by the Local Planning Authority on 14th September 2018

Relevant Planning History:

1956/04570 - Change of use from living accommodation to offices and living accommodation - Granted

1956/04575 - Use of ground floor as offices use of 1st and 2nd floor as flats - Granted

1966/13528 - Extension to ground floor office - Granted

1971/19321 - Office Accommodation - Granted

81/TP/1010 - Alterations and extensions to existing building for office use with car parking - Refused.

83/TP/0452 - demolition of existing two storey twentieth century addition at rear of main building and erection of new two storey building at rear with single storey link block to main building - Granted

83/TP/0422 - demolition of existing 2-storey erection to rear of main building and erection of new 2-storey at rear with single Storey link block to main building - Granted

171785/PREAPP - Second floor rear extension and conversion from offices to nine residential apartments

Public Consultation:

Notification letters were sent to no.s 106, 110 and 112 London Street and no.s 28-34 St Giles Close and a site notice was displayed at the application site. A press notice was also published. No letters of representation have been received.

Reading CAAC was formally consulted; no response received.

Consultation Responses:

Transport: No objection, subject to conditions.

Environmental Protection: No objection, subject to conditions.

Historic Buildings Consultant: No objection, subject to conditions.

In all instances, a summary of the most pertinent points are included within the assessment section below.

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

Relevant Planning Policy and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough LDF Core Strategy (Adopted January 2008 - amended 2015)

- CS1 Sustainable Construction and Design
- CS2 Waste Minimisation
- CS4 Accessibility and Intensity of Development
- CS5 Inclusive Access
- CS7 Design and the Public Realm
- CS11 Use of Employment Land for Alternative Uses
- CS14 Provision of Housing
- CS15 Location, Accessibility, Density and Housing Mix
- CS20 Implementation of the Reading Transport Strategy (Local Transport Plan 2006-2011)
- CS24 Car/Cycle Parking
- CS33 Protection and Enhancement of the Historic Environment
- CS34 Pollution and Water Resources

Sites and Detailed Policies Document - (Adopted October 2012 - amended 2015)

- SD1 Presumption in Favour of Sustainable Development
- DM1 Adaption to Climate Change
- DM4 Safeguarding Amenity
- DM6 Affordable Housing
- DM8 Residential Conversions

DM10 Private and Communal Outdoor Space
DM12 Access, Traffic and Highway-Related Matters
DM19 Air Quality

Reading Central Area Action Plan (Adopted January 2009)

RC5 Design in the Centre
RC6 Definition of the Centre
RC9 Living in the Centre

Supplementary Planning Documents & other relevant documents/guidance:

Affordable Housing SPD (2013)
Revised Parking Standards and Design SPD (2011)
Sustainable Design and Construction SPD (2011)
Market Place / London Street Conservation Area Statement
DCLG Technical housing standards - nationally described space standard (2015)

Appraisal

Principle

The site is on previously developed land within the urban area and is therefore considered suitable for development in principle, subject to any other relevant policies relating to the existing or proposed uses.

Policy CS11 seeks to control the loss of office accommodation. Given the evidence of other conversions from office to residential in the nearby area, the fact that the offices have been vacant for some time, together with the availability of office accommodation within the Borough, small and convoluted nature of the accommodation within the proposal building (& this being constrained by being a listed building) and the prevalence of other residential uses to the upper floors of buildings elsewhere within London Street, there is not an in principle of objection to the loss of office space in this particular instance. The proposal is not considered to result in any significant harm to the provision of employment premises within the Borough and is considered to accord with Policy CS11.

The proposed change of use to C3 residential would provide an additional 7 dwellings to the Boroughs housing stock, the principle of which would align with the broad objectives of Policy CS14 in assisting meeting annual housing targets whilst the location and accessibility of the site for residential development is considered to accord with Policy CS4.

Design, Character of the Surrounding Area and Historic Character of the Listed Building

Policy CS7 seeks to preserve or enhance the character of the area in which a development is located and Policy RC5 seeks to secure appropriate relationships between buildings, spaces and frontages within the centre of Reading. Policy C33 seeks to preserve or enhance the historic character of heritage assets.

The proposal does not seek to make any external alterations to the original part of the listed building fronting London Street. Some minor alterations are proposed to the large modern 1980's two storey rear extension part of the building with replacement windows and doors

proposed. These alterations would reduce the number of windows to this part of the building giving the building a more residential appearance and are not considered harmful to the character of this part of the building or street-scene to St Giles Close to the rear of the site.

Internally some minor alterations to the historic fabric of the original part of the listed building are proposed to facilitate the conversion to residential use. Following pre-application advice and a site visit by the Council's Conservation Consultant it is considered that alterations have been kept to a minimum and that in particular the units have been arranged so that the fireplaces are retained and original door way openings/walls are retained/utilised as much as possible. Subject to conditions to require a detailed schedule of works to remove/dismantle/strip out any part of the original part of the listed building, details of retention of internal doors and installation of all new partitions, to ensure these elements of the works are reversible such that the building may be restored in future, it is considered that the internal alterations proposed would not result in any significant harm to the listed building and would preserve its plan form and historic character.

There are no objections to the internal alterations proposed to modern two storey rear 1980's extension which is not considered to be of any historic importance.

The proposals would facilitate a vacant listed building being brought back into use and whilst some minor internal alterations to the buildings historic fabric are proposed the conversion would assist in preventing the building form falling into further disrepair.

The proposed development is considered to accord with Policies CS7, CS33 and RC5.

Policy DM10 seeks that useable private or communal amenity spaces are in keeping with the character of amenity spaces to the surrounding area. The proposed plans show that two of the ground floor flats would have access to half of a small internal courtyard area each; the remainder of the flats would not have access to any private or communal amenity space. It is not uncommon or out of keeping with other town centre residential developments to not have access to amenity space and given the prevalence of public recreational facilities nearby the proposal is considered to accord with Policy DM10.

Amenity of Surrounding Occupiers

Policy DM4 seeks to protect the amenity of existing and future occupiers and Policies RC9 and CS34 seek to protect and mitigate development from pollution.

The proposals do not seek any physical extension to the property such that there would be no adverse impacts upon neighbours in terms of loss of light.

There are no issues with overlooking to the front and rear elevations of the building facing London Street and St Giles Close given the separation to surrounding properties in these directions.

The main potential for overlooking and loss of privacy relates to the windows facing into the internal courtyard area which is shared with the adjoined property at no. 106 London Road (Adler House) of which the front and rear parts have both also been converted to residential

use. A first floor lounge window to flat no. 6 would face into the courtyard and would be distance of 10m from the facing ground and first floor bedroom windows of the flats in the rear park of Adler House.

For new residential development Policy DM4 seeks that for privacy purposes back to back separation distance between windows should be 20m to prevent any undue overlooking or loss of privacy but that there may be instances where lesser separation is acceptable depending on the context of the application site. In this particular case the relationship between the windows already exists but the main difference is that the application building is in office rather than residential use. The proposal is also located within a town centre location where built form is denser and lesser separation between windows is more common. Alterations to the windows, such as addition of louvres, screening or even removal/re-location of the windows would not be welcomed to this part of the building as it forms part of the original listed building. Taking into account the above and the slight off-set angle between the facing windows the relationship between these windows is, on balance, is considered to be acceptable for a residential conversion and not to result in an unacceptable level of overlooking or loss of privacy to the neighbouring occupiers.

This relationship is also considered acceptable in relation to the lounge of proposed flat no. 7 to the second floor of this part of the building, the window of which is off-set at a greater angle in relation to the facing windows of Adler House such that the potential for overlooking is further reduced.

A similar relationship exists between the first lounge window of flat no.5 of the proposed development which also faces the courtyard and facing ground, first and second floor windows of the front part of Adler House. The separation distance in this instance is marginally greater at 11m whilst the facing windows from Adler House serve a bike/bin store at ground floor and are shown to be two thirds obscurely glazed at first and second floor level such that no undue overlooking or loss of privacy is considered to occur.

Windows to the link element at Adler House which connect the original London Street frontal building to the more modern rear extension (similar to the application property) serve non-habitable space such that no overlooking would occur in this respect. A 1.8m high screen fence is proposed to separate the courtyard area from no. 106 at ground floor level which would prevent any loss of privacy between ground floor flats.

A condition to require measures for control of noise and dust is to be secured by way of a suitably worded condition prior to commencement of works on site to protect the amenity of surrounding occupiers during construction works.

The proposal is considered to accord with Policies DM4, RC9 and CS34.

Standard of Accommodation and Amenity of Future Occupiers

The proposed unit and room size are considered to be adequate and to provide for a suitable standard of accommodation for future occupiers.

In terms of receipt of daylight and levels of outlook a daylight report has been submitted as part of the application. This demonstrates that the windows to the front and rear of the property are served by good levels of daylighting and outlook. The levels of daylighting are shown to reduce to the units facing the internal courtyard but notes that all windows meet BRE targets for internal daylighting apart from the bedroom window to ground floor flat no. 3 (window 4). Officers raised concerns with the applicant regarding the level of daylighting shown to be received to a number of the ground floor courtyard rooms and following this amended plans have been submitted which introduce a number of roof lights to these units which will increase receipt of daylight, whilst outlook to these rooms is considered to be adequate for a residential conversion.

The additional roof lights are shown to be obscurely glazed, which would still assist in boosting daylight receipt to a number of rooms, but would also prevent overlooking from other units within the development and also from the flats to the upper floors of Adler House.

Officers also raised concerns with the applicant regarding overlooking between within the development itself, particularly within the courtyard at ground floor level. A 1.8m high screen is proposed within the courtyard which would prevent inter-visibility between the two ground floor flats which would share the courtyard. Mirrored glazing is also now proposed to ground and first floor windows with the proposed development facing the courtyard which would enable occupiers to have outlook but prevent any loss of privacy from facing first and second floor windows within the proposed conversion and also from similar courtyard windows at Adler House. Details of the mirrored glazing and its installation will be secured by way of suitably worded condition together with installation of obscure glazing to roof lights and the courtyard privacy screens.

In terms of noise and disturbance to future occupiers of the proposed conversion the main constraints relate to London Street to the front of the site which is a heavily trafficked road and also the After Dark night club at 112 London Street adjacent to the south of the site. A detailed noise assessment has been submitted as part of the application and Environmental Protection Officers are satisfied that this demonstrates that the glazing and ventilation scheme proposed would ensure noise levels within the flats meet the required levels. Appropriate internal noise insulation between the units would be secured via building regulation requirements. Implementation of the approved glazing and ventilation measures will be secured by way of condition.

The proposal is considered to accord with Policies DM4, CS34 and RC9.

Housing Mix

Policy RC9 (Living in the Centre) of the Reading Central Area Action Plan states that all proposals for residential development within the central area will be required to contribute towards a mix of different sized units within the development. Ideally, a mixture of one, two and three bedroom units should be provided. Policy CS15 (Location, Accessibility, Density and Housing Mix) of the Core Strategy also details that developments should provide an appropriate range of housing opportunities in terms of a mix of housing types, sizes and tenures. The range of units proposed with 3 x 2 bed flats and 4 x 1 bedroom flats is

considered an acceptable mix given the modest number of units proposed and desire to reduce the extent of physical alterations to the listed building.

Transport Issues

Policies DM12 of the Sites and Detailed Policies Document 2012, 2015 and CS20 and CS24 of the Core Strategy seek to address access, traffic, highway and parking relates matters relating to development.

The site currently comprises of two existing buildings which are connected by a link extension. To the rear there is a small surface car park which contains 6 car parking spaces which is accessed from St Giles Close.

The site is located within the Zone 2, the primary core area but on the periphery of the central core area which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs. The maximum parking standard for 1/2 bed dwellings within Zone 2 is 1 space per unit, while the maximum parking standard for 1/2 bed dwellings within Zone 1 is 0.5 spaces per dwellings.

The existing vehicular access from St Giles Close to the site is to be retained to serve the proposed development. 3 parking spaces are illustrated on the proposed parking layout which is below the Council's adopted SPD. However, a lower parking provision can be considered when the development has no material impact on on-street parking or poses no detriment to highway safety.

London Street and the surrounding road network all have parking restrictions preventing on-street parking. St Giles Close is a cul-de-sac and is subjected to no waiting restrictions between 8am and 6.30pm Monday to Saturday. Therefore, any overflow in parking would not affect the flow of traffic on the classified road network or surrounding road network. In view of this, there is no transport objection to the lower parking provision proposed.

A condition would be attached to the decision notice to ensure future residents of the properties would not be entitled to apply for a residents parking permit for the surrounding residential streets. This will ensure that the development does not harm the existing amenities of the neighbouring residential properties by adding to the already high level of on street car parking in the area.

The development is required to provide 0.5 cycle parking spaces per unit within a lockable covered store. The Transport Statement indicates that 12 cycle parking spaces will be provided within the basement, while four cycle parking spaces will be provided with the parking area to the rear (accessed via St Giles Close) which is considered acceptable.

A refuse area will be provided at the rear of the car parking area, which will be used by the rear flats accessed from St Giles Close, while the flats accessed from London Street will store their waste within the basement and place it adjacent to the property on collection days. This is also considered to be acceptable.

It is accepted that the existing office use will generate more vehicular trips in the peak hours than the proposed residential use. Therefore, the proposed residential development will not increase traffic in the vicinity of the site.

There are no transport objections to this application which is considered to accord with Policies CS20, CS24 and DM12.

Sustainability

Policies CS1 and CS2 of the Core Strategy state that new developments will be acceptable where the design of buildings and site layouts use energy, water, minerals and materials appropriately and efficiently. Developments should also demonstrate measures to minimise the generation of waste in the construction, use and life of buildings, and promote more sustainable approaches to waste management.

A sustainability statement has been submitted as part of the application which demonstrates a number of sustainability measures are proposed in terms of energy conservation a number of which would exceed building regulations standards, albeit noting that the buildings listed status reduces the extent to which certain measures can be used. Implementation of the development in accordance with the sustainability measures proposed can be secured by way of a suitably worded condition.

Policy CS1 of the Core Strategy, supported by the Council's Sustainable Design and Construction SPD also seeks that the proposal, as a 'creation of new residential units through conversion', should comply with BREEAM Level of 'Very Good'. A BREEAM pre-estimator report has been submitted as part of the application which demonstrates that this level can be achieved. A condition shall be attached to the planning permission to require a post construction BREEAM certificate to be submitted demonstrating that this level has been met.

Affordable Housing

West Berkshire District Council and Reading Borough Council applied for a judicial review of the Secretary of State's Written Ministerial Statement (WMS) to Parliament in 2014 on changes to national planning policy. Those changes sought to exempt developments of 10 or less dwellings from planning obligations for affordable housing and social infrastructure contributions and to introduce a new measure known as the Vacant Building Credit.

The High Court handed down its judgment on the case on 31st July 2015. The High Court found in favour of the challenge by the local authorities and quashed the amendments to the NPPG. The Secretary of State appealed the judgment and the Court of Appeal has now quashed the decision of the High Court.

Reading Borough Council has been considering its options for implementing its affordable housing policy in the light of this decision.

At its meeting of the Strategic Environment Planning and Transport Committee on 13th July 2016, the Council discussed the outcome of the Court of Appeal's decision on its challenge (the report can be found here:

http://www.reading.gov.uk/media/5651/Item09-SEPT-C-Report-on-C-of-Appeal-judgement-05-16/pdf/Item09_SEPT_C_Report_on_C_of_Appeal_judgement_05_16.pdf).

Having considered its options, the Committee agreed the following as the basis for determining planning applications where Policy DM6 of the SDPD is relevant:

To implement Policy DM6 as currently adopted in the SDPD but excluding proposals that solely involve the conversion of an existing property, where the conversion involves the provision of 10 or less dwelling units (i.e. not HMOs), or the replacement of dwellings by the same number of replacement dwellings where there is no net increase.

The proposal relates to conversion only and does not seek to extend the property in any way. Therefore, in accordance with amended Policy DM6 the proposal is not be required to make a contribution towards off-site affordable housing.

Community Infrastructure Levy

The proposal seeks to create 7 new residential dwellings and as such is liable for the Community Infrastructure Levy. However, the proposal seeks to utilise existing floor space only which has been in use within the last three years and therefore, the liable floor space would technically be 0m² and no levy is chargeable.

RECOMMENDATION:

GRANT Planning Permission and Listed Building Consent

Conditions - 181218/FUL

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

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:

Drawing no.s

Site Location Plan ref. 471829, 172952

Block/Site Plan ref. 471829, 172952

50514-5 rev A - Demolition Floor Plans

50514-1 rev A - Existing Floor Plans

Received by the Local Planning Authority on 12th July 2018

1806056-01 rev A - Parking Court Layout

Received by the Local Planning Authority on 25th July 2018

50514-2 rev C - Proposed Floor Plans

Received by the Local Planning Authority on 12th September 2018

50514-4 rev B - Site Existing & Proposed Sections

50514-3 rev C - Roof Plans & Elevations

Received by the Local Planning Authority on 14th September 2018

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 occupied until all vehicle parking spaces have been provided in accordance with approved plan ref. 1806056-01 rev A - Parking Court Layout dated 20/07/2018 and received by the Local Planning Authority on 23rd July 2018. The spaces shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policy CS24 & CS24 and Policy DM12.

4. The development hereby permitted shall be occupied until the bicycle parking facility for that dwelling/building has been provided in accordance with approved plan ref. 1806056-01 rev A - Parking Court Layout dated 20/07/2018 and received by the Local Planning Authority on 23rd July 2018. The facility shall be kept available for bicycle parking at all times thereafter.

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.

5. The development hereby permitted shall not be occupied until the bin storage facility shown on approved plan ref. 1806056-01 rev A - Parking Court Layout dated 20/07/2018 and received by the Local Planning Authority on 23rd July 2018 has been provided and the bin storage facility shall be retained thereafter for use by occupiers of the dwelling/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.

6. No residential 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 on this 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 and Policy DM12.

7. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential 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 residential unit(s) 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 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 and Policy DM12.

8. The development hereby permitted shall not be occupied until the glazing and ventilation has been installed in accordance with the specifications recommended within Paragon Acoustics report dated 10/7/18 and reference 20180710_4184_ENA_001 received by the Local Planning Authority on 12th July 2018. The installed glazing and ventilation shall be retained thereafter.

Reason: to protect the amenity of future occupants of the proposed development in accordance with Policies DM4, RC9 and CS34.

9. **No development shall take place** before a scheme has been submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and dust emanating from the site during the demolition and construction phase. Thereafter, the use shall not commence until the approved scheme has been fully implemented.

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

10. 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: In the interests of the amenities of nearby residents in accordance with Policy CS34.

11. The development hereby permitted shall not be carried out other than in accordance with the Blew Burton Ltd Sustainability Statement dated 11th July 2018 received by the Local Planning Authority on 12th July 2018.

Reason: To demonstrate sustainable development practices in accordance with Policies CS1 and DM1.

12. The development hereby permitted shall not be occupied until 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 receipt acknowledged in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard of BREEAM Very Good rating.

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

13. The development hereby permitted shall not be occupied until the 1.8m high screen fencing to the ground floor internal courtyard area as shown on drawing no. 50514-2 rev C - Proposed Floor Plans dated July 2018 received by the Local Planning Authority on 12th September 2018 has been installed. The screen fencing shall be permanently retained as approved in situ thereafter.

Reason: To protect the amenity of neighbour occupiers and future occupiers of the proposed development in accordance with Policy DM4.

14. **Prior to the first occupation of any residential unit hereby permitted**, details and a specification of the proposed mirrored glazing as shown on drawing no. 50514-2 rev C - Proposed Floor Plans dated July 2018 received by the Local Planning Authority on 12th September 2018 shall be submitted to and approved in writing by the Local Planning Authority. The mirrored glazing shall be permanently retained as approved thereafter.

Reason: To protect the amenity of future occupiers of the proposed development in accordance with Policy DM4.

15. The proposed ground floor roof lights as shown on drawing no. 50514-2 rev C - Proposed Floor Plans dated July 2018 received by the Local Planning Authority on 12th September 2018 shall be non-opening and glazed with obscure glass prior to first occupation of the room to within which the roof lights are located. The roof lights shall be permanently maintained thereafter as non-opening and obscure glazed.

Reason: To safeguard the amenities of future occupiers of the proposed development from overlooking and loss of privacy in accordance with Policy DM4.

Informatives

1. 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.

2.
 - 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.
3. 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.
4. 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.
5. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.
6. 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.
7. 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.
8. 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.

Conditions - 181223/LBC

1. The works to which this consent relate must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: to accord with Section 18 of the Planning (Listed Building and Conservation Areas) 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 documents:

Site Location Plan ref. 471829, 172952

Block/Site Plan ref. 471829, 172952

50514-5 rev A - Demolition Floor Plans

50514-1 rev A - Existing Floor Plans

‘JP Heritage’ Heritage Statement ref. 1758 dated 6th July 2018

Received by the Local Planning Authority on 12th July 2018

1806056-01 rev A - Parking Court Layout

Received by the Local Planning Authority on 25th July 2018

50514-2 rev C - Proposed Floor Plans

Received by the Local Planning Authority on 12th September 2018

50514-4 rev B - Site Existing & Proposed Sections

50514-3 rev C - Roof Plans & Elevations

Received by the Local Planning Authority on 14th September 2018

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

3. **The works hereby permitted shall not commence** until a detailed schedule of all those parts of the building to be removed, dismantled or stripped out (including the removal of internal features, floors, and wall or ceiling surfaces) have been submitted to and approved by the Local Planning Authority in writing. The works shall only be carried out in accordance with the approved drawings and schedules.

Reason: To accord with Reading Policy CS33 and to protect the special architectural or historic interest of the listed building.

4. Unless such work is clearly and specifically referred to on drawings or other documents hereby approved, no timber panels or structural timbers may be cut, replaced or removed in whole or in part without the written approval of the local planning authority. This includes the chasing of timbers to facilitate service runs.

Reason: To accord with Reading Policy CS33 and to protect the special architectural or historic interest of the listed building.

5. Details of the method of retaining the doors and architraves and fixing them shut, where applicable, so that they are reversible are to be submitted to and approved in writing by the local planning authority **prior to commencement of related work**. The works shall only be carried out in accordance with the approved details.

Reason: To accord with Reading Policy CS33 and to protect the special architectural or historic interest of the listed building.

6. Details of the proposed internal partition walls including details of the method of construction are to be submitted to, and approved in writing by, the local planning authority **prior to commencement of related work**. The new internal partition walls shall be constructed of timber studwork and shall be fully reversible. The works shall only be carried out in accordance with the approved details.

Reason: To accord with Reading Policy CS33 and to protect the special architectural or historic interest of the listed building.

7. All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

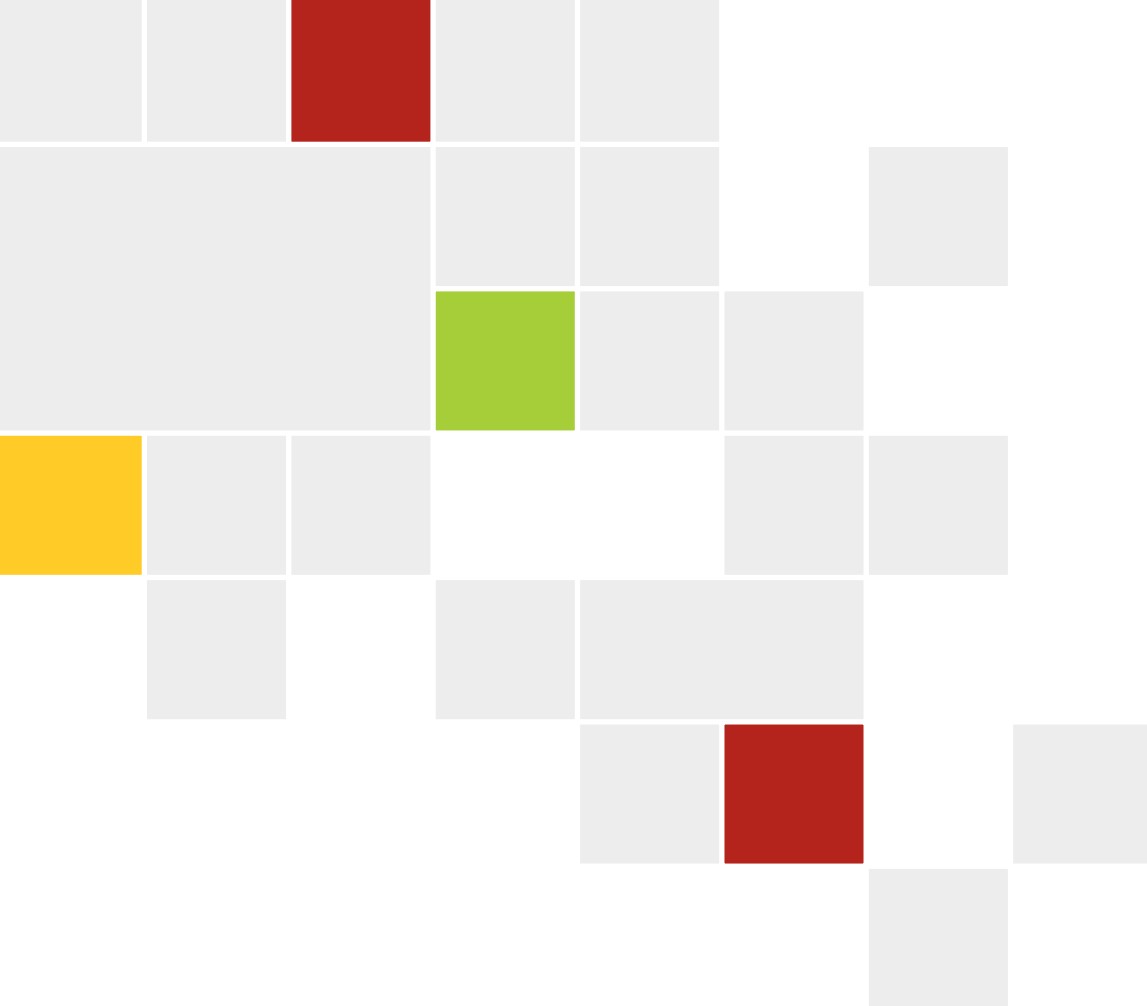
Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy CS33.

8. Details of the type and location of any new services visible external to the building, including soil vent pipe terminations, are to be submitted to and approved in writing by the local planning authority **prior to commencement of related work**.

Reason: To accord with Reading Borough Council Core Strategy policies CS7 and CS33 and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

Informatives

1. 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.
2. Adequate protection to the building shall be provided to the satisfaction of the local planning authority at all times during the approved work. Sufficient care shall be taken in the design and execution of all work, including any demolition and the preparation to ensure that no damage is incurred to the historic fabric of the building. Particular attention is drawn to the need to protect internal timber panelling, fireplaces, skirting boards, architraves, cornices, timber floors and staircases from damage during construction.
3. 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.



Boyer

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