

**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: Turley
The Pinnacle
20 Tudor Road
Reading Berkshire
RG1 1NH

Application No: 181930
Application type: Full Planning Approval

Applicant: Station Road Dev Co 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: Demolition of the existing vacant 6-storey retail and office building and erection of a replacement basement and part 4, part 22 (with rooftop plant above) storey building to provide flexible retail (Class A1, A2 or A3) use at part ground floor level, a 135-bedroom hotel (Class C1) at 1st to 16th floors and offices (Class B1a) at 17th to 21st floors, associated servicing from Garrard Street and other associated works (amended description).

At: 29 Station Road Reading RG1 1LG

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 29 October 2019



Head of Planning, Development
& Regulatory Services

Application At: 29 Station Road Reading RG1 1LG

Application No: 181930

Application type: Full Planning Approval

CONDITIONS & REASONS

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

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

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

A-02-002 Rev C Existing Site Block Plan, as received 06/11/18

A-02-003 Proposed Site Block Plan, as received 06/11/18

MS-4516 Topographical Survey, as received 06/12/18

PL-04 Existing Building Floor Plans (Ground - Third), as received 06/12/18

PL-05 Existing Building Floor Plans (Fourth - Roof), as received 06/12/18

PL-08 Rev A Existing Sections A-A, as received 06/12/18

PL-08 Rev A Existing Sections B-B, as received 06/12/18

MS-4516B (Sheet 5 of 6) Existing Elevations - East & North, as received 06/12/18

MS-4516B (Sheet 6 of 6) Existing Elevations - West & South, as received 06/12/18

A-03-000 Rev K - Proposed Basement Plan, as received 24/06/19

A-03-001 Rev M - Proposed Ground Floor (Hotel Entrance and Retail), as received 24/06/19

A-03-002 Rev L - Proposed 1st Floor (Hotel Reception), as received 24/06/19

A-03-003 Rev L - Proposed 2nd Floor (Hotel Restaurant), as received 24/06/19

A-03-004 Rev M - Proposed 3rd Floor (Service Floor), as received 04/07/19

A-03-005 Rev M - Proposed 4th Floor (Hotel Rooms + Link), as received 04/07/19

A-03-006 Rev G - Proposed 5th Floor (Hotel Rooms + Roof), as received 24/06/19

A-03-007 Rev B - Proposed 6th Floor (Hotel Rooms & Hotel Services), as received 24/06/19

A-03-008 Rev B - Proposed 7th Floor (Hotel Rooms), as received 24/06/19

A-03-009 Rev B - Proposed 8th Floor (Hotel Rooms), as received 24/06/19

A-03-010 Rev B - Proposed 9th Floor (Hotel Rooms), as received 24/06/19

A-03-011 Rev B - Proposed 10th Floor (Hotel Rooms & Hotel Services), as received 24/06/19

A-03-012 Rev J - Proposed 11th Floor (Hotel Rooms), as received 24/06/19

A-03-013 Rev B - Proposed 12th Floor (Hotel Rooms), as received 24/06/19

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A-03-014 Rev B - Proposed 13th Floor (Hotel Rooms), as received 24/06/19
A-03-015 Rev B - Proposed 14th Floor (Hotel Rooms & Hotel Services), as received 24/06/19
A-03-016 Rev B - Proposed 15th Floor (Hotel Rooms), as received 24/06/19
A-03-017 Rev B - Proposed 16th Floor (Hotel Rooms), as received 24/06/19
A-03-018 Rev B - Proposed 17th Floor (Office), as received 24/06/19
A-03-019 Rev B - Proposed 18th Floor (Office), as received 24/06/19
A-03-020 Rev B - Proposed 19th Floor (Office), as received 24/06/19
A-03-021 Rev B - Proposed 20th Floor (Office), as received 24/06/19
A-03-022 Rev B - Proposed 21st Floor (Office), as received 24/06/19
A-03-023 Rev B - Proposed 22nd Floor (Plant Space), as received 24/06/19
A-03-024 Rev C - Proposed Roof Layout, as received 24/06/19
A-04-001 Rev E - Proposed Section AA, as received 24/06/19
A-04-002 Rev E - Proposed Section BB, as received 24/06/19
A-04-003 Rev B - Proposed Bay Study A -Hotel and Office Entrance, as received 24/06/19
A-04-004 Rev B - Proposed Bay Study B - Retail and Hotel Lower, as received 24/06/19
A-04-005 Rev B - Proposed Bay Study C - Office Floors Upper, as received 24/06/19
A-04-006 Rev B - Proposed Typical Bay Study - Link Elevation and Soffit, as received 24/06/19
A-05-001 Rev I - Proposed Street Scene - Station Road, as received 24/06/19
A-05-002 Rev I - Proposed Street Scene - Garrard Street, as received 24/06/19
A-05-003 Rev G - Proposed Site Context - West, as received 24/06/19
A-05-004 Rev G - Proposed Site Context - South, as received 24/06/19
A-05-005 Rev C - Proposed Elevation East, as received 24/06/19
A-05-006 Rev C - Proposed Elevation North, as received 24/06/19
A-05-007 Rev C - Proposed Elevation West, as received 24/06/19
A-05-008 Rev C - Proposed Elevation South, as received 24/06/19

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

3. No development (barring demolition) shall take place until details of the materials to be used in the construction of the external surfaces of the development and public realm hard landscaping, including all external materials such as brickwork, glazed spandrel panels, glazed curtain walling, soffits, laser cut metal panels, cladding (metal and aluminium), vertical fins, window frames, soffits, mortar and details of window and doorway reveals, have been submitted to and been approved in writing by the local planning authority. Details shall include manufacturers specification details of all external facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site - 2 metres by 2 metres in size - approved details to then be retained on site throughout the duration of the

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construction of the development). The development shall be carried out using only the approved materials.

Reason: In the interests of safeguarding the character and appearance of the building and the wider immediate area and for the purpose of ensuring that work is appropriate to the setting of the special architectural and historic interest of the nearby listed buildings/structures, in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Central Area Action Plan 2009.

4. * No development (including demolition) shall take place, including any works of demolition, until a Demolition and Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority to provide for:

- a) space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided
- b) location on site for storage of plant and materials used in demolishing and constructing the development
- c) the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- d) any footpath closures or road closures needed during demolition and/or construction
- e) wheel washing facilities on site
- f) a scheme for recycling waste resulting from the demolition and/or construction works
- g) the provisions to be made for the control of noise and dust coming from the site during demolition and construction.

The measures within the approved Demolition and Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the Local Planning Authority.

Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety, in accordance with Policies CS20, CS34 and CS36 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

5. Prior to the first use of the building hereby permitted the vehicle access serving it shall have been constructed in accordance with approved drawing A-03-000 Rev K - Proposed Basement Plan, as received 24/06/19.

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Reason: In the interests of road safety, in accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

6. Prior to the first use of the building hereby permitted the bicycle parking facilities at basement and ground floor level shall have been provided in accordance with approved plans A-03-000 Rev K - Proposed Basement Plan, as received 24/06/19 and A-03-001 Rev M - Proposed Ground Floor (Hotel Entrance and Retail), as received 24/06/19. The facilities 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 policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

7. Prior to the first use of the building hereby permitted details of the proposed bin storage facilities and recycling arrangements, also including measures to prevent pests and vermin accessing the bin stores, shall be submitted to and approved in writing by the local planning authority. The approved bin storage area shall be provided in accordance with the approved details prior to the first use of the building and shall not be used thereafter for any purpose other than bin storage.

Reason: To ensure that sufficient provision is made for the storage of refuse and recyclables and to safeguard the amenity (including visual amenity) of existing nearby / future occupiers / road users from potential disturbance and/or smells/nuisance/pests and highway safety, in accordance with Policies CS2, CS7 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

8. Prior to the first use of the building hereby permitted, details of the management of delivery and servicing vehicles accessing the development site and the anticipated number of vehicle trips associated with delivery and servicing vehicles for the development shall be submitted to and approved in writing by the local planning authority. Thereafter deliveries and servicing will be carried out in accordance with the approved details.

Reason: In the interest of the safety and convenience of all highway users in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

9. a) Within 6 months of first occupation of the hotel use hereby approve, a full Travel Plan shall be submitted to and approved by the local planning authority. The Travel Plan shall be produced in line with the framework for the Travel Plan which was

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submitted with the approved planning application (Framework Travel Plan by Peter Brett Associates Ref V1 Rev V2 dated 26/10/18, as received 06/11/18) and shall include a full analysis of the existing / proposed modal split for staff at the development, reasons for the modal choice and detailed proposals for future transport provision with the aim of securing reduction in car trips generated to and from the development site.

b) On the first anniversary of the approval of the Travel Plan an annual review of the Travel Plan shall be submitted to and approved in writing by the local planning authority. This shall include a detailed survey of the number of movements generated by the development and shall be compared with the initial survey carried out under the terms of part a) of the condition above (the control level) and in the event of any reduction not being secured the applicant shall undertake whatsoever measures, as may first have been agreed in writing by the local planning authority, as are necessary to cause a reduction in the number of car borne trips to, as a maximum, the control level. This may include such options as a greater provision of subsidised transport.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Policy CS23 of the Reading Borough LDF Core Strategy 2008 (Altered 2015)

10. Prior to the first use of the building hereby permitted, the glazing and ventilation shall be installed in accordance with the specifications recommended within the acoustic assessment approved as part of this application: Noise and Vibration Assessment by KP Acoustics Ref 18082.NIA.01 Rev B, dated 26/10/18, as received 06/11/18. The glazing and ventilation for the building shall be retained as approved thereafter.

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

11. No externally located mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted to and approved in writing by the local planning authority. The assessment shall be carried out for in accordance with BS4141:2014 methodology. The predicted specific sound level (LAeq,TR) as measured at a point 1 metre external to sensitive facades shall be at least 10dB below the existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to sensitive facades shall not exceed the existing background sound

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level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment. The plant shall thereafter only be installed in accordance with the assessment and maintained as approved thereafter.

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

12. No kitchen extraction system serving any use hereby permitted shall be installed until an odour assessment has been carried out and a detailed odour management plan to include scale plans, odour control specifications and a maintenance plan has been submitted and approved in writing by the local planning authority. Reference shall be made to the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (January 2005) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the development shall not be carried out other than in accordance with the approved scheme.

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

13. * No development (including demolition) shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - a) human health,
 - b) property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - c) adjoining land,
 - d) groundwaters and surface waters,
 - e) ecological systems,
 - f) archaeological sites and ancient monuments.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding

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areas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

14. * No development (including demolition) shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

15. The approved remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to construction of the development.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

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

Following that an assessment of the nature and extent of contamination must be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

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Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

17. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

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

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

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CS2 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

19. No development (barring demolition) shall take place until full details of proposed green walls and brown roofs have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include:

- (a) Construction specifications
- (b) Proposed planting (species, numbers/densities)
- (c) Establishment and maintenance details covering a minimum of 10 years.

The green walls and brown roofs of the development hereby permitted shall be carried out in accordance with the approved plans and documents prior to first occupation of the hotel or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual and natural local environment, in accordance with Policies CS7 and CS36 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies RC5 and RC14 of the Reading Central Area Action Plan (2009).

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20. Prior to the first use of the building hereby permitted details (location / number / design / specification) of the biodiversity improvements, including bird boxes on the west elevation and a peregrine nest box at roof level, shall be submitted to and approved in writing by the local planning authority. No use of the building hereby approved shall commence until the approved biodiversity enhancements have been completed. The biodiversity enhancements shall be maintained as such thereafter.

Reason: To ensure provision of suitable biodiversity enhancements in the development, in accordance with Policy CS36 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies RC5 and RC14 of the Reading Central Area Action Plan (2009).

21. The proposed development hereby approved shall be carried out in accordance with the precautionary measures and recommendations within sections 5.4 and 5.5 of the ecology survey report hereby approved (Ecological Impact Assessment by ECOSA Ecological Survey & Assessment Ltd dated October 2018, as received 06/11/18). The measures shall be maintained as such thereafter.

Reason: To ensure that wildlife is not adversely affected by the proposed development and that the ecological value of the site is enhanced, in accordance with Policy CS36 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies RC5 and RC14 of the Reading Central Area Action Plan (2009).

22. No development (barring demolition) shall take place until details of the implementation, maintenance and management plan of the sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The details shall include:

- i. a timetable for its implementation, and
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The approved sustainable drainage scheme shall be completed prior to the first occupation of any residential unit hereby approved and thereafter managed and maintained in accordance with the approved plan/details.

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

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23. No development (barring demolition) shall take place until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating with a minimum score of 62.5% across the building has been submitted to and approved in writing by the Local Planning Authority.

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

24. Prior to the first use of the building hereby permitted a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor shall be submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in the above condition.

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

25. The development shall be carried out in accordance with the energy measures in the Energy Statement hereby approved (Energy Statement by Peter Brett Associates Ref 43102 Rev P3 dated 26/10/18, as received 06/11/18) and be maintained as such thereafter.

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

26. Prior to the first use of the building hereby permitted details of an external lighting strategy and scheme (covering all external lighting proposed, including a plan indicating the locations of the lights, specifications, height, luminance; where applicable lens shape/beam pattern and any hoods/shades) shall be submitted to and been approved in writing by the Local Planning Authority. No use within the building hereby permitted shall commence until the approved lighting scheme has been completed. The lighting scheme shall be maintained as such thereafter.

Reason: In order to protect the amenity of future guests/occupiers and nearby occupiers, ensure that wildlife is not adversely affected and enhance the appearance

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of the development, in accordance with Policies CS7 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC5 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

27. The development shall be carried out in accordance with the measures within the approved Draft - Crime Prevention Report by Broadway Malyan Ref 33080-07-CPR - Rev2, dated 19/03/19, as received 20/03/19 and be maintained as such thereafter.

Reason: To protect the amenity of future occupants of the proposed development and in the interests of safeguarding the character and appearance of the buildings and the wider immediate area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC5 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

28. The first floor bar/lounge and second floor restaurant, as indicated on approved plans A-03-002 Rev L - Proposed 1st Floor (Hotel Reception), as received 24/06/19 and A-03-003 Rev L - Proposed 2nd Floor (Hotel Restaurant), as received 24/06/19, shall not be occupied at any time other than for purposes ancillary to the use as a hotel (Class C1), for hotel guests only and not be open to general members of the public.

Reason: To accord with the terms of the application, and to ensure that separate/wider use of the stated spaces would not detract from the amenities of the area and the character of the locality, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

29. The maximum number of bedrooms within the hotel hereby approved shall not at any time exceed the approved number of 135 bedrooms, and shall include no fewer than 4 accessible bedrooms (shown as rooms 101, 201, 403 and 412 at first, second and fourth floor level on the plans hereby approved) within the approved number of 135 bedrooms.

Reason: In order to prevent over-occupancy of the hotel accommodation which would have a detrimental impact on the amenities of guests and to ensure that the internal layout of the building provides flexibility for the accessibility of all potential users, in accordance with Policies CS3 and CS5 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

30. The Class A1 or A3 premises shall not be used by members of the public outside the hours of 06:00 to 23:00 on Mondays to Saturdays and 08:00 to 22:00 on Sundays, Bank Holidays or Statutory Holidays.

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Reason: in order to protect existing local residents and users from unreasonable disturbance arising from the uses, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

31. Notwithstanding the provisions of Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended), the ground floor non-residential units hereby approved shall retain 'active window displays' along the length of the frontages, without the installation of window vinyls, roller shutters, or similar.

Reason: in the interests of retaining a vibrant and attractive streetscene, in line with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and the principles of Policy RC10 of the Reading Central Area Action Plan 2009.

32. Prior to the first use of the relevant hotel rooms, the privacy screens as shown at 4th to 6th floor level on the western elevation hereby approved (as shown on A-05-007 Rev C - Proposed Elevation West, as received 24/06/19) shall be installed, and shall be permanently maintained as such thereafter.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy, in accordance with Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

33. *No development shall take place within the site, including demolition or site preparatory works, until the applicant, or their agents or their successors in title, has secured the implementation of a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: The site lies in an area of archaeological potential, particularly in relation to medieval and early post-medieval remains associated with the regionally important medieval settlement of Reading. The potential impacts can be mitigated by a programme of archaeological work that will record and advance understanding of the significance of any heritage assets to be lost in accordance with national and local planning policy. The programme of archaeological work should provide for appropriate monitoring of demolition, exploratory field evaluation prior to the full removal of ground slabs and foundations, further investigation prior to the commencement of development should areas of archaeological interest be identified, and a programme of assessment, post-excavation analysis, reporting and publication of the results,

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commensurate with their significance, in accordance with Policy CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.
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 guests / users 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. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning.
5. You are advised that if implemented, the alternative use permission hereby granted (for the parts ground floor Class A1/A2/A3 element) gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.
6. No advertisement consent approved as part of this application and you are advised that this permission is granted without prejudice to the possibility of requiring consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).
7. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted (with a *) 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.

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8. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is nonnegotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is CHARGEABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments. For more information go to:

http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

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

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

10. 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.

11. 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.

12. Network Rail advise the following in relation to drainage and safety matters. You are advised to liaise with Network Rail in these regards:

DRAINAGE

Soakaways / attenuation ponds / septic tanks etc, as a means of storm/surface water disposal must not be constructed near/within 5 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property/infrastructure. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Network Rail's drainage system(s) are not to be compromised by any work(s). Suitable drainage or other works

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must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property / infrastructure.

Proper provision must be made to accept and continue drainage discharging from Network Rail's property. (The Land Drainage Act) is to be complied with. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Once water enters a pipe it becomes a controlled source and as such no water should be discharged in the direction of the railway.

Full details of the drainage plans are to be submitted for acceptance to the Network Rail Asset Protection Engineer. No works are to commence on site on any drainage plans without the acceptance of the Network Rail Asset Protection Engineers: Network Rail has various drainage standards that can be provided Free of Charge should the applicant/developer engage with Network Rail's Asset Protection Engineers.

SAFETY

Any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basis Asset Protection Agreement, if required, with a minimum of 3months notice before works start. assetprotectionwestern@networkrail.co.uk

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Street Naming & Numbering

You must contact Reading Borough Council to:

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

Otherwise the following may occur:

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

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

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

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

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

For change of address:

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

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

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

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