



Reading
Borough Council
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**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: DWP Associates
1 Glanmorfa
Ferryside
SA17 5TF

Application No: 181566
Application type: Full Planning Approval

Applicant: DWP Associates

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: Proposed change of use for floors 2, 3 and 4 from A2 to B1 use. Various external works including the extension of floor plates and minor internal amendments to facilitate the refurbishment of the existing building to create ancillary storage at basement and class B1 (Business) use on 3 upper floors.

At: 3-5 King Street Reading

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: 10 January 2019

Head of Planning, Development & Regulatory Services *RE*

Application At: 3-5 King Street Reading

Application No: 181566

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin within 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:

RDG-4000 PL-22 Proposed replacement window main office first second floor market place

RDG-4000 PL-23 Proposed replacement window main office

RDG-4000 PL-24 Proposed replacement window market place office third floor

RDG-4000 ES-PL-EL-08-01 Rev A Exiting elevation to market place proposed no change

Received on 24th November 2018

Email dated 14th November 2018 from Derek Price confirming that there would be no structural change to the existing Market Street entrance. Received 14th November 2018

RDG-4000 PL- 01 1:1250 SITE LOCATION PLAN GROUND FLOOR DEMISE TOTAL SITE AT UPPER FLOORS Location plan

RDG-4000 PL- 12 Basement shower facility and bike store general arrangement

RDG-4000 PL- 13 Ground floor entrance

RDG-4000 PL- 14 General arrangement first floor proposed layout

RDG-4000 PL- 15 Second floor proposed layout

RDG-4000 PL- 16 Proposed third floor

RDG-4000 PL- 17 Roof level proposed

RDG-4000 PL- 18 Survey short section internal light well elevation - west

RDG-4000 PL- 20 Section through internal lightwell extension elevation - west

RDG-4000 PL- 21 Existing and proposed internal lightwell elevation RDG-4000 PL- 22 Design and Access statement, received on 5th September 2018

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

3. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, the premises shall be used for B1(a) offices only and for no other purpose (including any other purpose in the same Use Class of the Schedule to the Town & Country Planning (Use Classes) Order



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1987 (as amended)), or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: in order for the local planning authority to control the intensity of use of the site, in the interests of traffic generation and noise/disturbance, which could be detrimental to the amenities of the area and/or nearby occupiers. CS9 Infrastructure, Services, Resources and Amenities (Reading Borough Local Development Framework Core Strategy (2008)) and DM12: Access, Traffic and Highway Related Matters (Sites and Detailed Policies Document (2012))

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the local planning authority to provide for:

- space 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
- location on site for storage of plant and materials used in constructing the development
- the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- any footpath closures or road closures needed during construction
- a scheme for recycling waste resulting from the construction works

The measures within the approved 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 Policy DM12.

5. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by this Council. The assessment shall be carried out in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The predicted rating level, L_{Ar,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 be at least 10dB below the existing background sound level, L_{A90,T} when all plant/equipment (or any part of it) is in operation. The plant shall only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

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

6. The B1(a) office use hereby permitted shall not be brought into use until full written details of waste collection, delivery and servicing arrangements have been submitted to and approved by the Local Planning Authority. All waste, delivery and servicing



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requirements shall thereafter be carried out only in accordance with the approved details.

Reason: In the interest of the safety and convenience of all highway users in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies Document Policy DM12.

7. No development shall take place, including any works of demolition, until a Construction Hours Statement has been submitted to and been approved in writing by the local planning authority to provide for a scheme for the construction works.

The measures within the approved Construction Hours 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 Policy DM12.

8. The materials to be used in the construction of the external surfaces, windows, glazing and joinery of this development shall be as shown on the approved plans or documents as set out in Condition 2 above. The development shall only be implemented and completed in accordance with the approved details and retained thereafter.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building or surrounding area in accordance with policies CS7 and CS33.

9. (a) No use as B1(a) offices hereby permitted shall commence until the area designated for staff changing, showering and cycle storage for that building or use has been completed as shown on the approved plans as set in Condition 2 above.

(b) Thereafter, approved the staff changing, showering and cycle storage area shall be kept free of obstruction and available for the approved use at all times.

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.

10. (a) No use as B1(a) offices hereby permitted shall be commenced until the provision and retention of all accessible facilities, including installation and retention of lift(s) has been completed as shown on the approved plans.

(b) Thereafter the provision and retention of all accessible facilities, including installation and retention of lift(s) shall be kept free of obstruction and available for the approved use at all times.

Reason: To ensure that the development is provided with suitable access for disabled people, in accordance with the Local Planning Authority's approved policies (Policy CS5).



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INFORMATIVES

1. 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.
2. Your attention is drawn to conditions 4, 5, 6, 7, 8, 9, 10 above. These are pre-commencement conditions, conditions 'precedent' and require the terms of the conditions to be satisfied before development commences or before B1(a) office use shall be brought into use. If development commences in contravention of these conditions, the development taking place will be made unauthorised in planning terms. This may result in the Council taking enforcement action against the unauthorised development. If you are in any doubt please contact the Council.
3. A separate Listed Building Consent (ref. 181567) applies. Separate advertisement consent is likely to be required for any future signage.
4. 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.
5. A Full application under the Building Regulations is required for these works. Any additional Means of Escape may require further works. Further alterations (not covered by this permission) may have implications for the Listed Building, please contact the Planning Department on (0118) 937 4026 and the developer is advised to check to see if further permission/consent is required as a result of Building Regulations requirements, please contact the Council's Building Control service on (0118) 937 2449 for advice.
6. The relevant basement area (as shown on the approved plans in Condition 2 above) shall be used for ancillary purposes to the B1(a) office use hereby permitted.



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NOTES

APPEALS TO THE SECRETARY OF STATE

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

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

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

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

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

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

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

Purchase Notices

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

Street Naming & Numbering

You must contact Reading Borough Council to:

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

Otherwise the following may occur:

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

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

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

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

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

For change of address:

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

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

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

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