

**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: Savills
33 Margaret Street
London
W1G 0JD

Application No: 180358
Application type: Full Planning Approval

Applicant: Sonic Star Properties 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 vacant former Bristol & West Arcade (173 - 175 Friar Street) and erection of an eight storey mixed use building (plus basement) to provide 35 residential units, 4,208 sqm of B1 office floorspace, and 5 retail units (A1/A2/A3), demolition of rear parts of 29 - 31 and 32 Market Place, the change of use of the retained units at 27 - 28, 29 - 31/32 Market Place at first, second and third floors to provide 8 residential units, change of use at ground and basement level of 32 Market Place from A2 to flexible retail use (A1/A2/A3), retention of 260.4 sqm of A4 use at ground and basement at 29-31 Market Place, change of use at ground and basement of 27 - 28 Market Place to flexible retail use (A1/A2/A3), and associated internal and external works to the Listed Buildings, landscaping, refuse, plant, cycle stores and substation at basement level.

At: Bristol & West Arcade Market Place Reading RG1 1JL

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: 9th January 2019



Head of Planning, Development & Regulatory Services 

Application At: Bristol & West Arcade Market Place Reading RG1 1JL

Application No: 180358

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 and documents:

Plan ref: Dated:

P.100	Feb 2018	SITE PLAN
P.101 C	09.07.2018	BASEMENT FLOOR PLAN
P.102 F	09.07.2018	GROUND FLOOR PLAN
P.103 F	09.07.2018	FIRST FLOOR PLAN
P.104 D	09.07.2018	SECOND FLOOR PLAN
P.105 D	09.07.2018	THIRD FLOOR PLAN
P.106 C	09.07.2018	FOURTH FLOOR PLAN
P.107 C	09.07.2018	FIFTH FLOOR PLAN
P.108 E	09.07.2018	SIXTH FLOOR PLAN
P.109 C	09.07.2018	SEVENTH FLOOR PLAN
P.110 C	09.07.2018	ROOF PLAN
P.111 A	27.03.2018	OUTDOOR LIGHTING FOR GROUND FLOOR
P.112	March 2018	OUTDOOR LIGHTING
P.113 C	27.03.2018	ROOF PLAN - GREEN ROOFS
P.114	March 2018	GREEN ROOF DETAILS
P.201 A	19.05.2017	27- 32 MARKET PLACE BASEMENT FLOOR
P.202 A	19.05.2017	27- 32 MARKET PLACE GROUND FLOOR
P.203 A	19.05.2017	27- 32 MARKET PLACE FIRST FLOOR
P.204 A	19.05.2017	27- 32 MARKET PLACE SECOND FLOOR
P.205 B	28.9.2017	27- 32 MARKET PLACE THIRD FLOOR
P.311 E	04.6.2018	SECTION AA
P.312 E	12.7.2018	SECTION BB
P.313 B		SECTION CC
P.304 B	12.7.2018	SECTION DD

Date: 9th January 2019



Head of Planning, Development
& Regulatory Services





P.305 B 12.7.2018 SECTION EE
P.306 A Feb 2018 SECTION FF
P.307 Feb 2018 SECTION GG
P.318 B 12.07.2018 SECTION HH

DE.101 Feb 2018 DEMOLITION BASEMENT FLOOR
DE.102 Feb 2018 DEMOLITION GROUND FLOOR
DE.103 Feb 2018 DEMOLITION FIRST FLOOR
DE.104 Feb 2018 DEMOLITION SECOND FLOOR
DE.105 Feb 2018 DEMOLITION THIRD FLOOR
DE.106 Feb 2018 DEMOLITION ROOF

- Design and Access Statement, and Addendum (dated June 2018) 2018 prepared by RDA;
- Planning Statement, prepared by Savills
- Heritage Report, prepared by Turley;
- Archaeological Report, prepared by CgMs;
- Daylight and sunlight report, prepared by Delvar Patman Redler;
- Further Shadow Study of Market Square, prepared by Delvar Patman Redler
- Transport Assessment, prepared by Motion;
- Travel Plan, prepared by Motion;
- Energy Statement, prepared by Price & Myers;
- BREEAM Pre-Assessments, prepared by Price & Myers;
- Wind Assessment, prepared by RWDI
- Acoustic Assessment, prepared by RBA Acoustics;
- Bat Survey Report, prepared by CSA Environmental;
- SUDs Report, prepared by Clancy Consulting

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

3. * No development, except demolition to ground level, shall take place until details of the materials to be used in the construction of the external surfaces of the development and street furniture, including all external materials such as brickwork, cladding, balustrades, fixtures, fittings, window frames and 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 construction of the development). The development shall be carried out using only the approved materials.

Date: 9th January 2019

Head of Planning, Development
& Regulatory Services



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, 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, except for demolition to ground level, shall take place within the application site until the applicant, their agents or successors in title have secured the implementation of a programme of archaeological mitigation in accordance with a written scheme of investigation, to be submitted to and approved in writing by the Local Planning Authority and review the results of previous archaeological investigations within the site under pp 06-01560-FUL; and shall not be discharged until this element of the programme has been fulfilled in accordance with the programme set out in the written scheme of investigation.

Reason: The site lies in an area of high archaeological potential, as illustrated by previous archaeological investigations within the application site. These previous incomplete archaeological investigations within the site identified the presence of several phases of activity within the site, starting in the 11th Century and including the burial of human remains. Archaeological investigations will ensure preservation, either by record or in situ, of any heritage assets present on the site in a manner appropriate to their significance, in accordance with Policy CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

5. A programme of post-investigation archaeological assessment, analysis, publication, dissemination and archiving will be completed in accordance with the programme approved in writing by the Local Planning Authority in relation to Condition 4. This programme will include completion of outstanding post-investigation archaeological assessment of archaeological investigations undertaken in relation to the previous development within the application site. For the avoidance of doubt, this condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the programme set out in the written scheme of investigation or unless otherwise agreed in writing by the Local Planning Authority.

Reason: The site lies in an area of high archaeological potential, as illustrated by previous archaeological investigations within the application site. These previous incomplete archaeological investigations within the site identified the presence of several phases of activity within the site, starting in the 11th Century and including the burial of human remains. Archaeological investigations will ensure preservation, either by record or in situ, of any heritage assets present on the site in a manner appropriate to their significance, in accordance with in accordance with Policy CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

Date: 9th January 2019

Head of Planning, Development
& Regulatory Services

6. * No development 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) construction environmental management plan for biodiversity to include the protection of bats.

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, biodiversity 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).

7. No dwelling/building hereby permitted shall be occupied until the bicycle parking facility for that dwelling/building has been provided in accordance with the approved plans Proposed Basement floorplan P.101 C 09.07.2018 and Proposed Ground floorplan P.102 F 09.07. 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 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

8. No dwelling/building shall be occupied until the bin storage facility shown on the approved plans, Proposed Basement floorplan P.101 C 09.07.2018 and Proposed Ground floorplan P.102 F 09.07. 2018, has been provided as approved and the bin storage facility shall be retained thereafter for use by occupiers of the dwelling/building at all times.



Date: 9th January 2019

Head of Planning, Development & Regulatory Services 



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 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

9. 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 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12

10. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) 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 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12.

11. No later than first occupation of any residential unit, the glazing and ventilation shall be installed and thereafter retained in accordance with the specifications recommended within the following document hereby approved: Acoustic Assessment produced by RBA Acoustics, 13 Feb 2018, Report 8358/AAR revision 1.

Reason: To safeguard the amenities of future occupants of the proposed development, 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).

Date: 9th January 2019

Head of Planning, Development
& Regulatory Services



Reading
Borough Council

Working better with you

12. The specific sound level of any plant/equipment in relation to the residential or commercial uses hereby approved, LAeq,T 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 noise rating level of the plant/equipment hereby approved, LAeq,T (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 level, LA90,T when all plant/equipment (or any part of it) is in operation.

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

13. Prior to first occupation of any residential unit pollution mitigation measures shall be installed, and thereafter retained in accordance with the specifications recommended within the Air Quality Assessment submitted with the application produced by Southdowns Environmental Consultants dated March 2018 Final Report 2211W-SEC-00001-02 to include Mechanical ventilation with heat recovery (MVHR) for the residential units on the first three floors of the development, including sealed facades bordering Market Place.

Reason: To safeguard the amenities of future occupants of the proposed development, 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).

14. The proposed energy plant (boiler/substation) as shown on the plans in Condition 2 above shall have an NOx emission rate of less than 40 mg/kWh of dry NOx (at 0% O2).

Reason: To safeguard the amenities of future occupants of the proposed development, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 and DM19 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015) and to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CS1 and SPD Sustainable Design and Construction (2011).

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

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for

Date: 9th January 2019

Head of Planning, Development
& Regulatory Services

its implementation, shall be submitted in writing to the Local Planning Authority for its written approval.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

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

16. 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 DM4.

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

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CS34 (Pollution and Water Resources) and CS2 (Waste Minimisation) of the Reading Borough LDF Core Strategy 2008.

18. No kitchen extraction system 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. 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).

Date: 4th January 2019



Head of Planning, Development
& Regulatory Services





19. Prior to first occupation of the development mitigation measures shall be installed in accordance with the specifications recommended within the Wind Assessment submitted with the application (Pedestrian Level Desk based Wind Assessment produced by RWDI#1801400A dated 6th Feb 2018) and the measures retained in accordance with the specifications thereafter.

Reason: To safeguard the amenities of future occupants of the proposed development, 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).

20. * No development, except for demolition, shall take place until full details of both hard and soft landscaping have been submitted to and been approved in writing by the local planning authority. The submitted details shall include:

- (a) hard surfacing materials; and
- (b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and
- (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.
- (d) Tree pit specifications.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7.

21. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

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

22. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

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

23. * Prior to the commencement of development, excluding demolition, a scheme detailing the locations and specifications of biodiversity enhancements (including bird nesting and bat roosting features on or around the buildings) shall be submitted to and approved in writing by the local planning authority. The measures contained within the

Date: 9th January 2019

Head of Planning, Development
& Regulatory Services



approved scheme shall be implemented prior to first occupation of any part of the development and retained thereafter.

Reason: To incorporate biodiversity enhancements in and around developments in accordance with paragraphs 170 and 174 of the NPPF and Policy CS36 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

24. A) No building / dwelling hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted and approved details (ref SUDs Report, prepared by Clancy Consulting in Condition 2 above). The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. In accordance with NPPF Paragraph 103, Core Strategy Policy CS1 and Sites and Detail Policies document Policy DM1

B) No development 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 scheme shall be implemented and thereafter managed and maintained in accordance with the approved plan. The plan shall include:

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

Reason : To seek to provide sustainable drainage and prevent flooding in accordance with, Core Strategy Policy CS1 Sites and Detail Policies document Policy DM1.

25. The non-residential uses hereby approved shall not be used by members of the public outside the following hours:

Classes A1 and A2: 0600-2300 Monday to Saturday & 0800-2200 Sundays and Bank/Statutory Holidays;

Classes A3 and A4: 0600-2300 Monday to Thursday, 0600-0000 Friday and Saturday & 0800-2200 Sundays and Bank/Statutory Holidays;

Class B1a: 0800-2000 daily.

Reason: in order to protect existing and future local residents from unreasonable disturbance arising from the uses, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area

Date: 9th January 2019

Head of Planning, Development
& Regulatory Services



Reading
Borough Council

Working better with you

Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

26. 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.

27. Notwithstanding any provision within the Town and Country Planning (GPD) Order Schedule 2, Part 3 Classes C, G, H and J or any subsequent order the seven permitted A1/A2 or A3 units shall be retained within Use Class A1/A2 or A3; and shall not be amalgamated so that any unit exceeds the individual unit size shown on approved plan P.102 F GROUND FLOOR PLAN and P.202 A 27- 32 MARKET PLACE GROUND FLOOR.

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.

28. * No development (except demolition to ground floor level) shall take place prior to a security strategy being submitted to and approved in writing by the Local Planning Authority. The strategy shall ensure that the development shall achieve at least the minimum 'Security By Design' Award. The development shall thereafter be carried out in accordance with the approved security strategy, with measures in the approved scheme in place before the first occupation of the development and permanently retained and maintained in accordance with the approved strategy 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), Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015) and paragraph 95 of the NPPF.

29. No development shall take place, except for demolition, until details of how the pedestrian route 'permissive path' through the site will be managed; to include:
(i) specified hours that the gates are open to the general public, (ii) hours and means of entry for future residents/operators of the permitted residential/commercial units hereby permitted
(iii) details of who is responsible for the operation and maintenance of the gates; and
(iv) plans and details of their visual appearance shall be submitted to and approved in writing by the local planning authority. The development shall take place prior to occupation of any permitted unit in accordance with the approved details unless

Date: 9th January 2019

Head of Planning, Development
& Regulatory Services

otherwise agreed in writing by the local planning authority and maintained as such thereafter.

Reason: In the interest of the safety and convenience of the general public in accordance with Policy CS7 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).

30. * 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 interests of protecting the amenity of local land uses or neighbouring residents in accordance with Policies CS34 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).

31. No new build residential dwelling (unit numbers 1 to 35 as shown on the approved plans in Condition 2 above) hereby permitted shall be first occupied until written documentary evidence has been submitted to, and approved in writing by the local planning authority demonstrating that 50% of the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure, produced by an accredited energy assessor.

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

32. No residential dwellings within 27-32 Market Place (unit numbers 36 to 43 as shown on the approved plans in Condition 2 above) shall be occupied until a copy of a Final BREEAM Domestic Refurbishment 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 Very Good as set out within BREEAM Domestic Refurbishment 2014 Pre-Assessment Report submitted with the application (dated 202.2018).



Date: 9th January 2019

Head of Planning, Development
& Regulatory Services





Reading
Borough Council

Working better with you

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).

33. No new build office or retail units hereby permitted shall 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 office development has attained as a minimum the standard of Excellent as set out in the submitted BREEAM Offices 2014 Pre-Assessment Report (dated 19.2.2018) and retail element achieving at least a 'Very Good' rating as set out in the submitted BREEAM Retail 2014 Pre-Assessment Report (dated 19.2.2018).

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).

34. The development will be carried out in accordance with the energy saving measures to include solar panels hereby approved in the Energy Strategy Report, prepared by Price & Myers; 02/2018 V1, and retained 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).

35. No further lights, meter boxes, flues, vents or pipes, and no window cleaning or telecommunications equipment, building maintenance unit (s), alarm boxes, television aerials or satellite dishes shall be fixed or installed on any external face or roof of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the buildings and the character of the immediate area in accordance with the requirements of Policies CS7 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Central Area Action Plan (2009).

36. The flat roof area of the buildings hereby permitted shall not be used as balconies, roof gardens or similar amenity areas, unless otherwise shown on the approved drawings, without the grant of further specific planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking, loss of privacy and noise and disturbance, in accordance with Policy CS34 of the Reading

Date: 9th January 2019

Head of Planning, Development
& Regulatory Services

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).

37. * No works hereby permitted shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy has been submitted to the Local Planning Authority. Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details. Should conditions at the site for bats change and/or the applicant conclude that a licence for development works affecting bats is not required, the applicant is to submit a report to the Local Planning Authority detailing the reasons for this assessment and this report is to be approved in writing by the Local Planning Authority prior to commencement of works.

Reason: The site hosts roosting bats which will be affected by the proposals. This condition will ensure that bats, a material consideration, are not adversely impacted upon by the proposed development, and that the Council demonstrates that the council has fulfilled its duties under the Conservation of Habitats and Species Regulations 2017

38. * No development, except for demolition, shall take place until there has been submitted to and been approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed, in accordance with the approved plan, before the development is occupied or otherwise, in accordance with a timescale for which the prior written approval of the local planning authority has been obtained.

Reason: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CS38, Policy CS7, Policy CS36 & Policy DM17

INFORMATIVES

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

2. 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.

Date: 9th January 2019



Head of Planning, Development & Regulatory Services 



3. 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.

4. 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.

5. The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

6. 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.

7. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

8. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement (ref 4342) is available on the Council's Public Register of Planning

9. You are advised that if implemented, the alternative use permission hereby granted for the 7 commercial units (with flexible Class A1/A2/A3 as per the locations specified on the approved plans) 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.

10. 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).

Date: 9th January 2019

Head of Planning, Development & Regulatory Services

11. 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.

12. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is CHARGEABLE. 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

13. 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.

14. The area of land on Town Hall Square to the direct frontage of the site is currently Public Highway therefore prior to the applicant implementing this permission the land in question must be stopped up under S247 of the Town and Country Planning Act 1990.



Date: 9th January 2019

Head of Planning, Development
& Regulatory Services



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.