

DELEGATED APPLICATION REPORTS - Application No's: A) 180365/FUL & B) 180366/LBC

Address: The Butler Public House, 85-91 Chatham Street, Reading, RG1 7DS

Proposals: a) Conversion of existing outbuildings from tyre fitting & associated repairs (Class B1c) and part of existing pub (Class A4) to a 14 bed hotel (Class C1) with parking and associated works.

b) Internal and external alterations associated with conversion and renovation of existing outbuildings to form hotel accommodation, with associated alterations to the public house including the installation of new access route within 85 Chatham Street.

Applicant: Mr Steven Stanton

Case officer: Jonathan Markwell

Date received (valid from): 13/04/2018

Target decision date: Originally 08/06/18, but extensions of time have been agreed until 07/03/19

1. Site Description and Surrounding Area:

1.1 The application site comprises the existing Butler Public House fronting onto the south side of Chatham Street, at the junction with Eaton Place. It also includes the various outbuildings associated with the public house and the former tyre workshop buildings (which ceased use in 2017 and was previously leased by the public house to the tenant) to the south of the main public house building, which front onto Eaton Place. Two crossovers provide access to vehicular parking off Eaton Place. The public house is in active use (as are some of the outbuildings), whereas the tyre workshop is vacant.

1.2 The application site building is Grade II listed, with the full listing description as follows:

CHATHAM STREET 1. 5128 Nos 85 to 91 (odd) (Butler's Wine Vaults) SU 7073 12/429 II 2. Established as a public house in 1830 and the present 2 storey 'pub front' may just date from then. 2 storeys, brick with slate roof. 5 bays, 4 rendered. 3 central bays articulated as 'pub front' with quoined bay to left and parapet with 2 pedimented panels. Left hand bay has on 1st floor a round headed sash window with marginal glazing, eared architrave and panel over. On the ground floor a good shop front of the period with heavy side piers and side brackets, central entrance and arcaded windows. The main 2 bays on 1st floor have 2 outer acanthus capped pilasters and 2 late glazing bar sash windows with segmental pediments, containing high relief fruit and flower carving, supported on acanthus cap pilasters. With the 'pub front', of considerable importance is the 6 sided central moulded panel with the traditional Old Reading Abbey sign (restored). Ground floor front below this has the usual 2 entrances, 6 panelled pilasters with acanthus caps, and 2 central windows. Dray entrance to left, 1 window dwelling and bar extension to right.

1.3 Although the building is listed the site is not within a designated conservation area, the boundary of the Russell Street / Castle Hill Conservation Area is approximately 100m to the south on Oxford Road. The application site is however within the Reading Central Area Action Plan area (RCAAP - Adopted 2009). The site is not specifically allocated within the adopted RCAAP, although it borders to the south and west the RC4a allocated opportunity site of 108-116 Oxford Road, 10 Eaton Place and 115-125 Chatham Street. This neighbouring site is allocated for residential development with associated community uses. The site also outside but borders (to the east) the west side Major Opportunity Area, a tall buildings cluster area and the office core. The site is also located outside of the primary shopping area and central core.

1.4 Within the emerging New Local Plan (Submission Plan March 2018) the southern half of the application site (i.e. the various outbuildings associated with the public house and

the former tyre workshop) is located within the west side major opportunity area, as part of the Chatham Street, Eaton Place and Oxford Road sub-area. The specific allocation states: Development of this area will be primarily for residential, with potential for community uses. There may also be some small scale retail and leisure uses on the Oxford Road frontage. This area is surrounded by heritage assets or low-rise residential, and inappropriate building scale at the fringes of the site will not be permitted. There is an opportunity to enhance the Oxford Road frontage, including with tree planting.

- 1.5 The surrounding area comprises a mix of uses and buildings with contrasting architectural styles. To the north on the opposite side of Chatham Street is Reading Irish Centre and residential properties, while to the east is the substantial Q-Park multi-storey car park. Beyond this is the relatively recently completed Chatham Place mixed use (residential led) development. To the south and west are predominantly commercial office buildings, with a Doctor's Surgery being beyond the neighbouring (to the application site) Bottomline Technologies offices.

2. Proposals:

- 2.1 Full planning permission is sought for the conversion of the existing outbuildings from tyre fitting & associated repairs (Class B1c) and part of existing pub (Class A4) to a 14 bedroom hotel (Class C1) with parking and associated works, such as some internal reconfigurations to the existing public house and new landscaping.
- 2.2 The hotel rooms will be separately accessed off Eaton Place, either individually (rooms 2-6) or via a separate access from Eaton Place (rooms 7-11 and 13-16 - there are no rooms 1 and 12 in the number system shown on the plans). One room is disabled accessible. The scale of the proposed buildings generally follows the single/two-storey height of the existing outbuildings, with rooflights being proposed within all rooms except nos. 4 & 5, which are two-storey rooms fronting onto Eaton Place. No windows are proposed on the south or west boundaries of the application site. The existing and proposed floorspace schedules are outlined below, demonstrating that there will be a 55.3sqm reduction in the Class A4 public house use to facilitate the proposed hotel use, but across the site as a whole the floorspace will actually decrease by 6sqm.

Use	Existing or Proposed	Ground Floor	First Floor	Total	Change
Public House	Existing	278.3sqm	143.6sqm	421.9sqm	- 55.3sqm
	Proposed	223sqm	143.6sqm	366.6sqm	
Tyre Workshop	Existing	215.7sqm	34.1sqm	249.8sqm	- 249.8sqm
	Proposed	-	-	-	
Hotel	Existing	-	-	-	+ 299.1sqm
	Proposed	265sqm	34.1sqm	299.1sqm	
Total change in floorspace by floor		- 6 sqm	No change	- 6 sqm	

- 2.3 An internal courtyard is maintained to the rear of the public house, with external access between the pub and courtyard also maintained. A dedicated tree-lined access route is provided within the site from the Chatham Street beer garden (which also includes soft landscaping - planters with screens and trees - on the northern boundary) to the hotel access, adjacent to the vehicular parking / unloading (& one disabled parking space) and bin / cycle stores off Eaton Place. Some demolition works are proposed to facilitate the proposals, as detailed on separately submitted demolition plans.

- 2.4 The applicant has outlined that whilst the proposed hotel accommodation will be sought as separate Class C1 hotel accommodation (rather than seeking for it to be classified as ancillary accommodation to the Class A4 public house), it is intended for the hotel accommodation to support the public house. The applicant specifies that the hotel accommodation will be serviced by the Public House, which will act as reception, breakfast space and management area. The applicant has expressly stated that the proposal is not 'enabling development'. It is anticipated that the proposed use will provide 5 full-time employment opportunities and 2 part-time staff, in addition to the unchanged 5 members of staff at the public house. The local planning authority, whilst mindful of the applicant's intentions for the hotel to support the public house, must consider the proposal on the basis of a separate, self-contained hotel use independent of the public house too. This is as the hotel accommodation is sought as Class C1 accommodation, rather than being ancillary to the public house use.
- 2.5 Listed building consent is sought for internal and external alterations associated with the conversion and renovation of existing outbuildings to form hotel accommodation. A number of associated alterations to the public house are also incorporated, including the installation of new access staircase route within 85 Chatham Street to bring into active use the first floor of the building as a pub manager's office and toilets (relocated from existing ground floor level).
- 2.6 During the course of the application the applicant has submitted revised plans to correct a number of inconsistencies on the existing / proposed plans, incorporated an east facing window/door within room 6 and submitted a sequential assessment / information seeking to justify the loss of the existing use at the site.

3. Plans Considered:

15191 001 Rev C - Site Location Plan, as received 26/02/18
 15191 002 Rev A - Existing Block Plan, as received 05/07/18

15191 003 Rev E - Existing Ground Floor Plan, as received 05/07/18
 15191 004 Rev D - Existing First Floor Plan, as received 28/06/18
 15191 005 Rev C - Existing Roof Plan, as received 28/06/18
 15191 006 Rev C - Existing East and West Elevations, as received 28/06/18
 15191 007 Rev D - Existing North and South Elevations, as received 28/06/18
 15191 008 Rev A - Existing Courtyard Elevations, as received 28/06/18
 15191 009 Rev A - Existing Sections AA & BB, as received 28/06/18

15191 010 Rev J - Proposed Ground Floor Plan, as received 05/07/18
 15191 011 Rev F - Proposed First Floor Plan, as received 28/06/18
 15191 012 Rev D - Proposed Roof Plan, as received 28/06/18
 15191 013 Rev E - Proposed East and West Elevations, as received 28/06/18
 15191 014 Rev E - Proposed North and South Elevations, as received 28/06/18
 15191 015 Rev D - Proposed Courtyard Elevations, as received 28/06/18
 15191 016 Rev A - Proposed Sections AA & BB, as received 28/06/18
 15191 040 - Proposed Bin Store & Cycle Stand, as received 13/04/18

15191 030 Rev D - Proposed GF Demolition Plan, as received 28/06/18
 15191 031 Rev A - Proposed Roof Demolition Plan, as received 26/02/18
 15191 035 Rev C - GF Reversible Bottling Space Details, as received 28/06/18
 15191 036 Rev C - FF Reversible Space Details, as received 28/06/18

Other Information submitted:

Design and Access Statement by Oxford Architects Rev D, dated 12/04/18, as received 13/04/18

Built Heritage Assessment by Pegasus Group Ref P17-1808 dated October 2017, as received 26/02/18

Noise Impact Assessment by Acoustic Consultants Limited Ref 6863/PP/BL Rev B, dated & received 13/04/18.

Site Investigation No. AF0731 Desk Study Report Issue 2 by CJ Associates dated October 2017, as received 26/02/18

15191 020 Proposed 3D View -1, as received 26/02/18

15191 021 Proposed 3D View Eaton Place, as received 26/02/18

15191 022 Proposed 3D View - East Elevation 2, as received 26/02/18

15191 023 Precedent Study - The Elephant at the Market, as received 26/02/18

Planning Obligations Proposed 'Heads of Terms' document by Oxford Architects, as received 26/02/18

Sequential Assessment by Oxford Architects Ref 15191, dated & received 28/06/18

Loss of former garage use (B1c) by Oxford Architects, as received 28/06/18

4. Relevant Planning History:

- 4.1 There is an extensive planning history for the site. The applications submitted since 1990 comprise:
- 4.2 910295/ADV - Erection of various signs relating to a public house. Granted 11/06/91.
- 4.3 070791/ADV - Replacement signage scheme comprising 10 logo signs, 1 post mounted pictorial sign, 2 lanterns and 14 floodlights. Granted 03/03/08.
- 4.4 070792/LBC - Replacement signage scheme. Granted 26/03/08.
- 4.5 150678/LBC - Knock through internal door opening from No. 87 to 89. Granted 10/07/15.
- 4.6 170590/FUL - Conversion of existing outbuildings from B1a use (tyre fitting associated repairs) and part of existing pub (A4 use) to a 14 bedroom hotel with parking (C1 use) and associated works. Withdrawn 18/07/17.
- 4.7 170591/LBC - Listed building consent for conversion and renovation of existing outbuildings to form hotel accommodation with associated alterations to public house. Withdrawn 18/07/17.

5. Public Consultation:

- 5.1 Notification letters were sent to nearby occupiers on 17/04/18, expiring on 08/05/18. A site notice was erected on 19/04/2018, expiring on 10/05/2018. A press notice was published on 26/04/2018, expiring on 17/05/2018. Reading CAAC and Reading Civic Society were also formally consulted.
- 5.2 One objection has been received. A nearby landowner objects on the basis that approving this planning application would prejudice the development of neighbouring sites. This is owing to the proliferation of roof lights proposed on the roof (serving hotel rooms). As these would be skyward looking, they would potentially be a

restricting factor to redevelopment elsewhere, notably restricting the height of redevelopment due to the loss of light which could result.

- 5.3 The objector therefore questions whether allowing this redevelopment on the rear part of the site is consistent with the Council's approach to development on other sites within the Area Action Plan Area Policy RC4 (Adopted January 2009) and area CR12c, an allocation in the emerging local plan. More specifically "These policies have the stated ambition of redevelopment of the area, principally for residential purposes. Whilst there is no policy information on how this is to be delivered by the Council, any development approved in the Action Plan Area outside of the plan for comprehensive development must ensure that it doesn't prejudice the overall built-form aims of the Plan if the Council are to deliver on their intended "Action"."
- 5.4 The response also acknowledges no in principle issues with the proposed use and "will not comment on any Heritage implications of the proposal".
- 5.5 Reading Civic Society supports the application. The details provided represent a significant improvement on the previous submission. The business concept seems to be far more realistic than the previous "Boutique" hotel. More specifically, Reading Civic Society states:

This new application takes account of items which we noted [in previously withdrawn application 170591] and that a more detailed Heritage Statement has been produced and some of the gaps in the DAS have been filled. However, some of our previous comments still apply with regard to this latest application:

- 1) We are still supportive of the concept including the complementary use of the curtilage buildings, the improvements to the Eaton Place façade and the seating area to the frontage facing Chatham Street, and the replacement of the bottle store doors. We are also pleased to note the number of new trees to be included in the scheme.*
- 2) It is good to see the elevations to the internal courtyard have now been supplied.*
- 3) We still have misgivings about the openings of the rooms facing Eaton Place and the passage access to the internal courtyard. This has been addressed in Section 4.7.5 "Security Management/Access" (DAS Revision D) with the FOB entry system but, once access has been gained, it would be difficult to monitor any comings and goings on an ongoing basis. We don't see any mention of a CCTV system - this would allow surveillance of the Eaton Place external areas, from the pub when required, and could also supply information re any unwanted "characters" retrospectively.*
- 4) It is more a "cheap and cheerful" offer than "boutique", which is probably more suitable for this location. We note that some of the rooms off the courtyard, i.e. nos. 6, 7 and 8 do not appear to have windows (Dwg. 15191 010) only a skylight - less of a hotel room, more of a "cell".*

- 5.6 No response was received from Reading CAAC.

6. Consultation Responses:

i) RBC Transport

- 6.1 Transport Development Control section advises that the application site is located within Zone 2. This is the primary core area, but on the periphery of the central core area which lies at the heart of Reading Borough. The zone consists primarily of retail and commercial office developments with good transport hubs. This area is well

served by rail and bus links and also contains the largest proportion of public car parking spaces, one of which is the Q- Car Park directly adjacent to the development site.

- 6.2 In accordance with the adopted SPD, the development would be required to provide parking provision of 0.5 spaces per bedroom, equating to 7 spaces. The Design and Access statement states that 7 are proposed; 4 for patrons/guests of the Public House/Hotel (one of which is a disabled parking space) and 3 for staff. Plans indicate that the parking bays would be accessed directly from Eaton Place. A compliance condition will ensure such spaces are provided and maintained. It is also noted that two existing access points (dropped kerbs) are present; however to be able to accommodate the parking layout as proposed the dropped kerb has been shown as extended to provide suitable access points. This will be secured by condition to be implemented as per the approved plans.
- 6.3 Given the close proximity to the town centre area, a reduction in car parking is acceptable as unauthorised parking can be managed and regulated via the parking restrictions that surround the site. In addition to this, the Design and Access statement states that in the event that hotel customers are not able to park on site, the applicant has agreed in principle with the multi-storey car park operator to secure a favourable rate for overnight customers.
- 6.4 The staff parking and goods loading areas appear from the plan to overlap. As such, a condition will secure precisely how this will be managed in practice. In accordance with the Borough's Parking Standards and Design SPD Cycle storage is required at a ratio of 1 space per 6 staff. The Design and Access statement states that there will be 6 staff and therefore 2 cycle storage spaces are required to be provided within a secure and dry location. The proposed ground floor plan shows sufficient spaces are provided and therefore a compliance condition will secure these spaces.
- 6.5 With regard to refuse storage, a dedicated area is located within close proximity to the Eaton Place carriageway and therefore is deemed acceptable. Again a compliance condition will ensure this area is maintained for such purposes. Finally, owing to the nature of the works and proximity to highways / nearby occupiers/uses, a construction method statement will be secured via pre-commencement condition.

ii) RBC Environmental Protection

- 6.6 Considering the noise impacts first, the noise assessment submitted shows that the recommended standard for internal noise can be met, if the recommendations from the assessment are incorporated into the design. It is recommended that a condition be attached to any permission to ensure that the glazing (and ventilation) recommendations of the noise assessment will be followed, or that alternative but equally or more effective glazing and ventilation will be used.
- 6.7 In terms of noise impact of the development itself, it is considered that the proposed hotel use is likely to have less of an impact on local residents than the existing pub use and former car repairs use. Therefore, no concerns are raised regarding the noise impact of the development. An internally located plant room is shown to be incorporated within the proposal, so no externally located noise generating plant is proposed.
- 6.8 With regard to air quality matters, the residents of the proposed hotel are likely to only stay for short periods and it is very unlikely that air pollutant levels would exceed

the short-term national air quality objective at this location. As such, no air quality mitigation is considered to be necessary. In terms of the proposals potentially increasing emissions, the development is relatively small and it is unlikely to significantly add to traffic locally. Therefore any impact on air quality locally resulting from the development will be insignificant.

- 6.9 In relation to contaminated land matters, the developer is responsible for ensuring that development is safe and suitable for use for the intended purpose or can be made so by remedial action. The development lies on the site of a former tyre fitters and has adjacent land uses of warehouses, works and builders yard which have the potential to have caused contaminated land. A 'phase 1' desk study has been submitted which concludes that further investigation is necessary. Accordingly, the standard four part contaminated land condition (1. Site Characterisation; 2. Submission of Remediation Scheme; 3. Implementation of Approved Remediation Scheme; 4. Reporting of Unexpected Contamination) is necessary to ensure that future occupants are not put at undue risk from contamination.
- 6.10 Finally, in terms of the construction and demolition phases, the Environmental Protection team commonly receive complaints about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and about smoke from bonfires associated with the burning of waste on site of minor developments. As such, standard construction hours will be secured via condition and an informative stating that there should be no burning of waste on the site.

iii) RBC Historic Buildings Consultant

- 6.11 Legislative and Planning Policy Framework - Planning (Listed Buildings and Conservation Areas) Act 1990 - Recent legal cases relating to issues of the setting of listed buildings have established that under section 70(3) the general power to grant planning permission under section 70(1) is expressly subject to sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.12 Section 66(1), in the determination of applications affecting the setting of a Listed Building, states that:
- 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*
- 6.13 Under the Planning (Listed Buildings and Conservation Areas) Act 1990, fixtures and curtilage buildings, that is any object or structure which is fixed to the building or is within the curtilage and forms part of the land and has done so since before July 1948, are also treated as part of the building for the purposes of listed building control.
- 6.14 Legal Precedents: Setting of Listed Buildings - Well-established case law in relation to the setting of Listed Buildings has established that, whilst the terminology regarding 'significance' and the levels of harm outlined in the NPPF are relevant, there is also a statutory requirement specified in the Planning (Listed Buildings and Conservation Areas) Act 1990 under Section 66(1) which states that *'in considering whether to grant planning permission for development which affects a listed building or its setting, the*

local planning authority.....shall have special regard to the desirability of preserving the building or its setting.....’.

6.15 In the case (2014) of East Northamptonshire District Council v. Secretary of State for Communities and Local Government (known as the ‘Barnwell Manor’ case) the Court of Appeal held that section 70(1) was expressly subject to section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and that decision-makers should give ‘considerable importance and weight’ to the desirability of preserving setting of a listed building(s).

6.16 It did not follow that, if harm to a listed building was found to be less than substantial under the balancing exercise in policies HE9 and HE10 (NB: under PPS5 which was then in force), that a decision-maker could ignore the overarching duty imposed by section 66 (of the Act).

6.17 Reading Borough Council Planning Policy - Reading Borough Council Core Strategy CS33: Protection and Enhancement of the Historic Environment states:

Historic features and areas of historic importance and other elements of the historic environment, including their settings, will be protected and where appropriate enhanced. This will include:

- *Listed Buildings;*
- *Conservation Areas;*
- *other features with local or national designation, such as sites and features of archaeological importance, and historic parks and gardens.*

Planning permission will only be granted where development has no adverse impact on historic assets and their settings. All proposals will be expected to protect and where appropriate enhance the character and appearance of the area in which they are located and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

6.18 Within paragraph 11.8 of the Core Strategy it also specifies that:

The Borough Council is committed to protecting and where appropriate, enhancing the Borough’s historic environment. This includes ensuring that buildings and features of Local architectural and historic interest (which are not necessarily recognised components of the historic environment) are taken fully into account and safeguarded...”.

6.19 Policy CS7: Design and the Public Realm relates to the general design of development within the borough and requires that:

All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. This can be achieved through the layout, landscape, density and mix, scale and architectural detailing and materials. The policy notes that development will also be assessed to ensure that they respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment of the Borough.

6.20 Local planning policy RC5 (within the Reading Central Area Action Plan 2009) also reiterates that local heritage assets should be safeguarded and development must not only take account of them, but ensure it has ‘no adverse impact’ on them. Applications for development within the Reading central area should demonstrate the following attributes:

- *Development will build on and respect the existing grid layout structure of the central area, providing continuity and enclosure through appropriate relationships between buildings and spaces, and frontages that engage with the street at lower levels, and contributing towards enhanced ease of movement through and around the central area;*
- *Development will provide appropriate, well designed public spaces and other public realm, including squares, open spaces, streetscape, utilising high quality and well-maintained hard and soft landscape, public art, that provide suitable functions and interest, sense of place and safe and convenient linkages to adjoining areas;*
- *The architectural details and materials used in the central area should be high quality and respect the form and quality of the detailing and materials in areas local to the development site;*
- *Development and any associated public realm should contribute to the diversity of the central area, be capable of easy adaptation over time to meet changing circumstances, and be designed to enhance community safety.*

6.21 National Planning Policy Framework - On 24 July 2018 the revised National Planning Policy Framework (NPPF) replaced the NPPF published in March 2012 (which itself replaced the National Planning Policy Statements (PPS) and Planning Policy Guidance (PPG). The revised NPPF continues to have a presumption in favour of sustainable development and a key dimension of ‘sustainability’ is defined as ‘...protecting and enhancing our...historic environment’ (2018, para 8).

6.22 The NPPF identifies heritage assets as: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). (Annex 2, Glossary 2018)*

6.23 Paragraphs 193-4 state:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

6.24 Paragraph 195 states that:

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities

should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

6.25 Paragraph 196 of the NPPF, requires any ‘less than substantial harm to the significance of a designated heritage asset’ to be ‘weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.

6.26 All heritage assets have a setting. The NPPF defines the setting of a heritage asset as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

6.27 Planning Practice Guide (PPG) - The Planning Practice Guide (PPG) (2014) previously clarified the additional requirement under ‘What is the main legislative framework for planning and the historic environment?’ where it states that:

In addition to the normal planning framework set out in the Town and Country Planning Act 1990.....the Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest.

6.28 Any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan. (See ID 18a-002-20140306)

6.29 The PPG states under ‘What is the setting of a heritage asset and how should it be taken into account?’ that:

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.

6.30 The PPG states under ‘Why is ‘significance’ important in decision-taking?’ that:

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

- 6.31 Under the discussion of 'How to assess if there is substantial harm?' the PPG offers:

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

- 6.32 Historic England Good Practice Advice - Historic England produced guidance on the interpretation and implementation of the NPPF and PPG with regard to the historic environment in the form of:

- Historic England Good Practice Advice in Planning Note 1: Conservation Area Designation, Appraisal and Management (Historic England, 2016);
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking (Historic England, 2015a);
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2015b);

- 6.33 Listed Building Description - The Butler's Wine Vaults (Nos 85 to 91 odd) is a Grade II Listed Building which was established as a public house in 1830 and the present two storey 'pub front' may just date from then. It stands at two storeys, brick with slate roof. 5 bays, 4 rendered. 3 central bays articulated as 'pub front' with quoined bay to left and parapet with 2 pedimented panels. Left hand bay has on 1st floor a round headed sash window with marginal glazing, eared architrave and panel over. On the ground floor a good shop front of the period with heavy side piers and side brackets, central entrance and arcaded windows. The main 2 bays on 1st floor have 2 outer acanthus capped pilasters and 2 late glazing bar sash windows with segmental pediments, containing high relief fruit and flower carving, supported on acanthus cap pilasters. With the 'pub front', of considerable importance is the 6 sided central moulded panel with the traditional Old Reading Abbey sign (restored). Ground floor front below this has the usual 2 entrances, 6 panelled pilasters with acanthus caps, and 2 central windows. Dray entrance to left, 1 window dwelling and bar extension to right.

- 6.34 Outbuildings - The outbuildings consist of a collection of Victorian outbuildings together with a collection of later buildings which have evolved over time in an uncoordinated and haphazard way; the buildings are in a state of disrepair. A number of these outbuildings are attached to the Butlers Wine Vault's and formed ancillary uses such as storage and possibly an on-site brewery. The earliest outbuildings include original roof trusses with chamfering which are well-built and decorative.

- 6.35 Setting - The proposed site is located to the west of Reading town centre and to the south of Chatham Street. To the south of the existing site off Eaton Place, is a two storey office block with car parking which does not contribute to the setting of the Listed Building but provides a neutral space around it and is not dominant or prominent in views towards the Listed Building from Chatham Street.

- 6.36 To the east of the site is the 8 storey Chatham Street NCP car park, which dominates the setting of the Butler's Wine Vaults Listed Building and severely detracts from its significance as a Listed Building. The Chatham Street Regeneration Scheme states that the public house has a poor frontage in relation to other frontages in the surrounding area.
- 6.37 Proposals - The main aims of the proposals are stated as creating Hotel accommodation (C1) which supports the Public House (A4) and is serviced by the Public House, which will act as the reception, breakfast space and management area. The proposed works consist of:
- conversion of the first floor of the main Listed public house building to form toilets and manager's office with staircase access from the ground floor.
 - converting the existing outbuildings, which form a vehicle tyre garage (light industrial use), to form a hotel with access from the public house and off Eaton Place forming 14 hotel rooms;
 - alteration to the front elevation window to form a replica doorway (permanently sealed).
 - external landscaping to include new planters with clear screens, disabled parking bay, new external seating trees external bin store.
- 6.38 Proposed external materials would include:
- Red brick or white render;
 - Timber doors, windows & fencing ;
 - Slate roof (to match existing); and
 - Glass canopies with stainless steel supports
- 6.39 Discussion - The primary heritage asset is the designated Grade II Butlers Wine Vaults on Chatham Street. However, the pre-1948 outbuildings are considered to be covered by statutory protection for the purposes of listed building control, as they are attached to the Listed Building and within its curtilage and functionally related to it.
- 6.40 The outbuildings are also considered to contribute to the significance of the Listed Building through their external character and appearance and their functional relationship with the public house, as part of a bottling area and storage linked by an internal rail, and due to their surviving features of architectural and historic interest.
- 6.41 At first floor Area 1a is to be subdivided by stud partition walls to create new customer WCs, accessed via a new staircase. The change in layout is considered to be minor, and will not impact upon any features of particular interest. The Heritage Statement (Pegasus, 2017) acknowledges that the installation of the staircase may be result in a loss of historic fabric (i.e. lath and plaster work); however, this loss is again considered to be minor and results in a negligible impact upon the overall heritage significance of the building.
- 6.42 Main Public House Building - Works to Front Elevation. Main works to be carried out to or around the front elevation consist of the removal and infilling of the existing window from the 'Store Room' part of the principal façade with the introduction of a wooden replica of the original wooden doorway to permit access to the space behind. Works would also include replacement of the existing brick planters with new ones to be situated in the same location as the old, to be used as a barrier separating public and private space.

- 6.43 Ground-floor - Installation of a new staircase, to permit access to the first floor, would involve partial removal of floor joists back to the main floor joists. The proposed new staircase from the ground floor to first floor area would be located against the existing front window, which would be blocked by a wooden replica doorway. The replica doors within the large ground floor window to the front elevation would be sealed shut, which would affect the external appearance.
- 6.44 First Floor - Above the main public house, the first floor area is currently used as flat(s) ancillary to the public house and as a storage area. This area is proposed for re-use as manager's office and toilets with a link to the ground floor bar area via new stairs; the existing ancillary flat(s) would remain in the same use. The existing red brick arches at first floor level, which form part of the chimney flue structure, are to be retained within the proposals. The existing stud partitions are to be removed and one blocked up window is to be re-opened.
- 6.45 Conversion of the existing outbuildings - The existing outbuildings have an existing light industrial use as a vehicle tyre replacement garage. The remainder of the outbuildings form part of the public house and it is proposed retain the majority of these and combine them to form a 14 room hotel with access from the public house and off Eaton Place.
- 6.46 East (Eaton Place) Elevation - New openings are to be added to the elevation along Eaton Place to form windows and doors and a glass screen added to separate off the hotel from the adjacent parking.
- 6.47 The proposed development would alter the external appearance of the outbuilding, through the introduction of new double glazed windows and doors along the eastern (Eaton Place) elevation. Whilst this is accepted as part of the enhancements to the outbuildings, the number of new windows and doors appears excessive and would change the character of this currently uninterrupted elevation. The indicative design of the long and wide casement windows on this elevation does not match the character of the historic outbuildings; additional detailing is necessary, potentially including some brick detailing over the windows to soften their appearance.
- 6.48 Conversion of Outbuilding 4 (Tyre storage area) - According to the demolition plan, the right hand section of the internal brick wall of outbuilding 4 would be largely removed to accommodate a passageway through to the rear courtyard area. The proposals on the roof demolition plan show the demolition of part of this roof in order to create an uninterrupted, roof line along the southern perimeter of the site.
- 6.49 Conversion of Outbuildings 1a and 3 - Demolition and re-building of the two, single storey roofs of the outbuildings between buildings 1a and 3 is considered acceptable; this would provide a more coherent eastern elevation. Conversion of the upper storey of outbuilding 3 to hotel use is also considered acceptable.
- 6.50 Demolition Areas 6, 7 and 8 - Demolition of the existing rear, pub storage block, tyre workshop office area (including a modern asbestos roofed infill building) and male and female toilet blocks to be re-built to form projecting gables into the courtyard area is acceptable as part of the enhancements to the pub courtyard.
- 6.51 Conclusions - Under the Planning (Listed Buildings and Conservation Areas) Act 1990, fixtures and curtilage buildings, that is any object or structure which is fixed to the building or is within the curtilage and forms part of the land and has done so since

before July 1948, are also treated as part of the building for the purposes of listed building control.

- 6.52 The outbuildings to the rear of the public house, many of which formed part of the bottling area attached to the public house, are therefore also covered by statutory protection.
- 6.53 Overall, on balance, the principle of the alterations to the Listed Building, the rationalisation of some of the collection of untidy modern outbuildings to the rear and conversion of the outbuildings is considered acceptable in order to help maintain the Listed Building in a sustainable use for which it was originally designed and enhance its setting.
- 6.54 Recommended conditions:

COMMENCEMENT OF WORKS - TIME LIMIT

The development hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To accord with s.18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to allow the Local Planning Authority to reconsider the desirability of the proposal if it is not carried out within that time.

PROTECTION AND SUPPORT

Adequate protection to the building shall be provided to the satisfaction of the local planning authority at all times during the approved work. Sufficient care shall be taken in the design and execution of all work, including any demolition and the preparation to ensure that no damage is incurred to the historic fabric of the building. Particular attention is drawn to the need to protect the windows, fireplaces and timber frame from damage during construction.

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

SCHEDULE OF WORKS

No works shall commence until schedule of works has been submitted to and approved by the Local Planning Authority in writing. The works shall only be carried out in accordance with the approved drawings and schedules.

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

CUTTING OF TIMBERS

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

CONDITIONS FOR SUBMISSION OF FURTHER DETAILS

The following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Sample panel of all brick facing materials which demonstrates the brick type, colour, texture;

- b) Samples and/or manufacturer's details of the roof materials for the works;
- c) Plan, elevation and section drawings, with materials annotated, of new windows and window openings at a minimum scale of 1:10;
- d). Plan and section drawings, with materials annotated, of new doors at a minimum scale of 1:10;

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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

POINTING MIX

No related works may be undertaken until details of the mortar mix for repairs and re-pointing has been submitted to and approved in writing by the local planning authority.

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

DETAILS - INTERNAL JOINERY (STAIRCASE)

Details of the new staircases to include details of handrails and balusters are to be submitted to and approved in writing by the local planning authority prior to commencement of related work.

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

DETAILS - ROOFLIGHTS

Details of the type of rooflights are to be submitted to and approved in writing by the local planning authority prior to commencement of related work. Rooflights are to be conservation type, fitted flush with or below the roof covering.

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

DETAILS - SERVICES

Details of the type and location of any externally visible new services, including pipework, rainwater goods, boiler flues, extract vent grilles, external lighting, or soil vent pipe terminations, are to be submitted to and approved in writing by the local planning authority prior to commencement of work.

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

iv) **RBC Planning Natural Environment**

- 6.55 At the time of the withdrawn 2017 application the applicant was advised of the importance of tree planting being included within the proposals, due to the site being within a 10% or less canopy cover area (as per the Tree Strategy). The DAS makes reference to this and landscaping, including tree planting, of an appropriate amount has been indicated. The proposals are therefore acceptable in relation to landscaping provision. The trees on the Eaton Place frontage (within car parking) are proposed in the ground. Therefore it needs to be ensured that sufficient underground space is

available, i.e. not restricted by services, and that suitable tree pit design providing appropriate soil volume is provided. The planting on the Chatham Street frontage is within planters and thus these details will need to be secured by condition to ensure suitable rooting provision. Accordingly, subject to conditions securing more details of the landscaping, its implementation and future maintenance, the proposals are considered appropriate from a trees and landscaping perspective.

v) RBC Ecology Consultant

- 6.56 Confirmed that given the urban location of the site the presence of bats is unlikely and therefore a bat survey is not required in this instance.

7. Equality Act 2010:

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

8. Relevant Planning Policy and Guidance

- 8.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.
- 8.2 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 8.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).
- 8.4 In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy, Sites and Detailed Policies Document) according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).
- 8.5 Accordingly, the National Planning Policy Framework (2018), Planning Practice Guidance (2014 -) and the following development plan policies and supplementary planning guidance are relevant:
- 8.6 Reading Borough Local Development Framework - Adopted Core Strategy (2008) (Altered 2015)

- CS1 Sustainable Construction and Design
- CS2 Waste Minimisation
- CS4 Accessibility and the Intensity of Development
- CS5 Inclusive Access
- CS7 Design and the Public Realm
- CS9 Infrastructure, Services, Resources and Amenities
- CS11 Use of Employment Land for Alternative Uses
- CS20 Implementation of the Reading Transport Strategy
- CS24 Car / Cycle Parking
- CS25 Scale and Location of Retail, Leisure and Culture Development
- CS26 Network and Hierarchy of Centres
- CS31 Additional and existing community facilities
- CS33 Protection and Enhancement of the Historic Environment
- CS34 Pollution and Water Resources
- CS36 Biodiversity and Geology
- CS38 Trees, Hedges and Woodlands

8.7 Reading Central Area Action Plan (2009)

- RC4 Other Opportunity Sites
- RC5 Design in the Centre
- RC6 Definition of the Centre
- RC7 Leisure, Culture and Tourism in the Centre
- RC14 Public Realm

8.8 Sites and Detailed Policies Document (2012) (Altered 2015)

- SD1 Presumption in Favour of Sustainable Development
- DM1 Adaptation to Climate Change
- DM3 Infrastructure Planning
- DM4 Safeguarding Amenity
- DM12 Access, Traffic and Highway Related Matters
- DM18 Tree Planting
- DM19 Air Quality

8.9 Reading Borough Council Supplementary Planning Documents

- Revised Parking Standards and Design SPD (2011)
- Revised SPD on Planning Obligations under Section 106 (2015)
- Sustainable Design and Construction SPD (2011)

8.10 Other relevant documentation

- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking (Historic England, 2015a)
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2015b)
- Reading Tree Strategy (2010)
- Russell Street / Castle Hill Conservation Area Appraisal (2004)

9. Appraisal

9.1 The main issues are considered to be:

- a) Land use considerations
- b) Demolition, scale, appearance, design and effect on heritage assets
- c) Quality of accommodation for future users
- d) Amenity for nearby occupiers
- e) Transport
- f) Trees, landscaping and ecology
- g) Sustainability
- h) Other matters - CIL & s106

a) Land use considerations

Loss of existing tyre fitting & associated repairs (Class B1c) use

9.2 First, the loss of the existing tyre fitting & associated repairs (Class B1c) use at part of the site is required to be justified. Whilst acknowledging that the use has ceased and the buildings have been vacant for close to a year, Policy CS11 sets out criteria that will be considered when assessing proposals which result in the loss of employment land. Although the site is located within an accessible location, the presence of the existing public house (and this being a listed building), together with the allocation of neighbouring land for residential development with associated community uses and the small nature of the site are significant constraints on the continued use for employment purposes / redevelopment for employment uses being viable. When this is also considered within the context of the sequential test assessment undertaken by the applicant (as separately discussed below), it is considered that on balance the loss of the existing use is accepted on this occasion by officers and considered appropriate.

Reconfiguration of the public house

9.3 Officers are mindful of paragraph 92 of the NPPF 2018, in that this valued public house should be able to develop and modernise, and be retained for the benefit of the community (as well as planning positively for the provision and use of public houses to enhance the sustainability of communities and residential environments). Accordingly, it must be demonstrated that the proposed reconfiguration of the public house would not impinge on its future development / modernisation / retention. There is also reference to such matters within Policy CS31 too.

9.4 Although in floorspace terms the proposals would result in a reduction of floorspace by 55.3sqm, this is largely associated with the outbuildings to the rear of the public house and not the primary functioning space. Internally, the toilet facilities would increase/improve, despite being relocated from ground to first floor level (disabled WC at ground floor). The resultant increase in size of the function room space (in the area where the existing toilets are located) would also improve the variety of offer available at the public house, helping it to develop and modernise as the NPPF promotes. The main bar area, kitchen and ancillary first floor flat are all largely unaffected by the proposed changes. With a deliveries management plan secured via condition the hotel is unlikely to conflict with the public house in this manner. Finally, the anticipated linkages between the separate hotel and public house are considered to assist the future functionality of the public house. Therefore the proposals are considered to comply with this element of the NPPF 2018 and not conflict with it, whilst also complying with CS31 too.

9.5 To ensure that the proposals comply with the NPPF in practical terms (and also for the purposes of ensuring that the heritage asset is protected), officers consider it essential

for the proposed works to the public house to be carried out. This would guard against the part implementation of any proposal (essentially the hotel element of the proposal being implemented, but the works to the public house not being implemented, which in turn would potentially undermine the functionality of the public house - thereby in conflict with the NPPF). As such, officers suggest that a section 106 obligation is secured which requires the proposed works to the public house (as shown on the plans) to be implemented and ready for use by the public prior to first use/occupation of any of the hotel rooms proposed. It is considered that securing this matter via legal agreement, rather than condition, is appropriate and necessary in this instance. This has been discussed with the applicant, who has agreed in-principle with the suggested head of term. It is considered that the obligation would comply with the National Planning Policy Framework and Community Infrastructure Levy (CIL) in that it would be: i) necessary to make the development acceptable in planning terms, ii) directly related to the development and iii) fairly and reasonably related in scale and kind to the development.

Proposed hotel use

- 9.6 With the loss of the existing B1c use and there being no adverse impact on the future use of the pub being established, the principle of providing a Class C1 hotel use is the next land use consideration. Policy RC7 outlines that the Reading Central Area will be the prime focus for major leisure, cultural and non-regionally significant tourism development (which the proposed hotel use would fall within). However, policy RC7 specifies that these uses should be concentrated within the Central Core. The site is located outside of the central core and therefore, during the course of the application the applicant was sought to submit a sequential test assessment.
- 9.7 A hotel use is classified as a 'main town centre' use within the NPPF 2018 which requires (at paragraph 86 - also sought in the now superseded 2012 NPPF at paragraph 24) a sequential test to be carried out for main town centre uses that are not in an existing centre. Core Strategy Policy CS25 and RCAAP Policy RC7 reiterate this requirement. The application site is within the boundary of the RCAAP but is not located within the designated Central Core (RCAAP Policy RC7) where 'town centre uses' including hotels are sought to be located (it is instead an edge of centre use). A sequential test in relation to hotel use has therefore required to be submitted to demonstrate that there are no alternative sites within the central core that can accommodate the proposed development.
- 9.8 The submitted sequential test includes a number of justifiable parameters, including the provision of parking and linkage with a public house (as in the proposed scheme). Furthermore, only sites within the Reading Central Core Area and close to its perimeter have been assessed (which is acceptable owing to the location of the application site close to the central core). Such sites have been considered from feasibility (/ viability), suitability and availability (/vacancy) standpoints. From this 11 potential sites have been identified. Of these the vast majority are discounted as not being allocated for hotel use (and in most instances are not compatible with the size of a 14-room hotel as proposed - instead being too large). Kings Meadow Road is suitably discounted as not being available at this time. Thus officers are content that the sequential test has been passed in this specific instance. As such, the proposed use is accepted in principle. More specifically, by being located in an edge-of-centre location well connected to the town centre, it is considered to be in accordance with policies CS25 and RC7.
- 9.9 Relating to the proposed use, it is considered necessary to secure, via section 106 legal agreement, that the use shall be Class C1 hotel accommodation only and various standard elements associated with the use. It is considered that as the rooms / hotel

element can/could be completely physically separate from the public house and the units could be independently accessed off Eaton Place, including a number of units individually accessed directly off Eaton Place, there could be scope for the units to be easily converted to serviced apartments (Class C1), self-contained residential units (Class C3) or small/large houses in multiple occupation (Class C4 or Sui Generis). Such uses have not been assessed as part of this application and would be subject to separate planning requirements / obligations (e.g. amenity / parking / quality of accommodation / affordable housing / community infrastructure levy potentially). By securing the proposed hotel use by legal agreement, this is considered to robustly guard against the permission being occupied for other uses without first applying for planning permission. This has been discussed with the applicant, who has agreed in-principle with the suggested head of term. It is considered that the obligation would comply with the National Planning Policy Framework and Community Infrastructure Levy (CIL). Furthermore, additional stipulations relating to the terms of the hotel use will also be secured within the legal agreement:

- not to let or licence for occupation or permit or suffer occupation of any of the rooms for a continuous period of more than 3 months to the same occupier or occupiers
- other than those Customers staying in accordance with the above, not to let or licence for occupation or permit or suffer occupation of any room for a continuous period for more than 3 months to the same Customer or Customers
- not to require Customers of any room to agree to any minimum period of occupation (of whatever duration)
- to provide to the Council within 14 days of written request evidence regarding the use or occupation of the rooms or any of them

Interplay with existing and proposed site allocation

- 9.10 Finally in terms of principle land use matters, consideration of the appropriateness of the proposed uses within the context of the neighbouring allocated site (of the existing adopted policy - Policy RC4a) is required. Given the level and nature of the proposals, in the context of the existing structures at the site, it is not considered that the proposal would compromise the ability of the neighbouring / wider sites coming forward in the future for the purposes outlined in the adopted policy documents. Put another way, the proposals are such that they are not considered to unduly compromise the future redevelopment of the wider area (which it is considered could align with the emerging policy objectives without being unduly compromised by what is proposed), while also being appropriate in the context of the listed building (in terms of the footprint and scale of development proposed) which the allocation refers to.
- 9.11 It is noted that an objection has been received from a nearby landowner regarding the proposals prejudicing the development of neighbouring sites, primarily owing to the proliferation of rooflights restricting height due to loss of light. In response, it is noted that in all but two instances the proposed rooflights are a secondary source of day/sunlight to the proposed hotel rooms, with ten of the twelve rooms served by rooflights including standard windows facing either north (rooms 9-11), east (rooms 2,3&6) or west (rooms 13-16).
- 9.12 Furthermore, given the hotel (and not residential - as specified by a recommended condition) use proposed, the need/essential requirement for natural light within short stay rooms is less. For example, 20 hotel rooms with no external windows - and instead only served by a large lightbox - were permitted at 132-138 Caversham Road

(170366), where it was noted that there are no specified standards for hotel accommodation in Planning Legislation or Environmental health regulations and that hotel provided a mix of rooms to suit the preference of customers. A similar conclusion can be reached in this instance, while noting that the number of rooms proposed with no natural windows is limited to 2. With all factors combined taken into consideration the proposals are considered to be appropriate in this regard.

- 9.13 In addition, in terms of the emerging policy context (as outlined at paragraph 1.4 above) it is acknowledged that the southern half of the site is included within an emerging allocated site (Emerging Policy CR12c within the west side major opportunity area). Moreover, as per the emerging policy the proposed use does not align with the residential/community uses envisaged. However, similar to the conclusion above, the proposal is not considered to unduly undermine the wider designation coming forward for the intended purposes. The proposal is considered to pay sufficient heed to the wider development of the larger overall allocated site (Emerging Policy CR12c). Moreover, given the emerging policy is not yet adopted (the examination in public is due to take place in September 2018) it cannot be afforded full weight in the consideration/determination of the application. Nevertheless, officers are content that similar to the existing policy context (whilst acknowledging that part of the application site is intended to be within the allocation, rather than outside as at present), the proposals are appropriate in this regard.

b) Demolition, scale, appearance, design and effect on heritage assets

- 9.14 The proposals raise no objection from the Council's Historic Buildings Consultant, as outlined in detail in section 6iii) above. Subject to a number of detailed matters being secured via condition, the proposals are considered to have overcome the previous officer level concerns which resulted in the 2017 proposals being withdrawn and, moreover, in themselves the proposals are considered to comply with Policies CS7, RC5 and CS33.
- 9.15 More specifically, the proposals represent relatively modest and sensitive additions and refurbishment works to facilitate the proposed hotel use alongside the on-going public house use. On the Chatham Street frontage the changes are most visible in the front courtyard space, rather than the front façade itself. The change from a window to a door adjacent to the junction with Eaton Place at ground floor level is a relatively minor, and appropriate, alteration. On the Eaton Place frontage the changes in appearance are more apparent, with a rationalisation of the façade with simple part brick / part render materials, a slate roof and timber doors and windows. This is considered to provide a suitable appearance, retaining the main brick façade and maintaining traditional elements (timber based doors/windows) and introducing more contemporary contrasting materials too (details secured via condition). On the southern elevation the form and height will change/increase slightly, with an unobtrusive pitched roof with rooflights running along the southern boundary. To the west, existing openings are infilled and the additional height/form of development is a modest increase on the existing. On the courtyard elevations there is no reduction in design quality, providing a suitable continuity throughout the proposed works.

c) Quality of accommodation for future users

- 9.16 With regard to the quality of accommodation provided for future hotel occupiers, it is considered on balance that a suitable quality of accommodation is provided.

- 9.17 While it is noted that 2 rooms will be served only by rooflights (rather than natural windows), which is far from ideal (even for short-stay hotel occupiers), as already mentioned there are no specified standards for hotel accommodation in Planning Legislation or Environmental health regulations. With this in mind, together with it being shown that each room will be mechanically ventilated, this approach is not considered to undermine the overall quality of accommodation significantly. The rooms will be functional and suitable for the short-stay hotel accommodation use sought. It is also noted that one disabled accessible room is proposed (room 9), which is strongly welcomed.
- 9.18 As per section 6ii above, Environmental Protection officers are seeking to secure conditions in relation to contaminated land, given the former tyre fitting / garage use. A compliance condition is also required relating to the glazing and ventilation being installed in accordance with the specifications recommended within the submitted acoustic assessment. Both conditions are considered to be necessary to protect future occupiers and existing/proposed nearby occupiers.
- 9.19 In terms of crime and safety matters, the applicant has outlined that access to the hotel will be via either the public house or the Eaton Place access door point (which will include a keyless FOB entry system issued by / controlled by the public house). Officers are content that for the nine rooms which possibly require this access (five rooms are independently accessed off Eaton Place) this is a suitable arrangement which is of a scale/nature that does not warrant the CCTV surveillance system details suggested by Reading Civic Society.

d) Amenity for nearby occupiers

- 9.20 In terms of the impact of the proposals on existing nearby occupiers, the limited increases in height/footprint of the structures (in comparison with existing) and non-provision of windows on the southern and western boundaries are such that that no significant adverse overlooking/privacy/outlook/day/sunlight impacts are envisaged. It is noted that noise and disturbance could occur as a result of the proposed use, but set within the context of the former tyre repair centre use and the immediate neighbouring buildings currently being in office use, this harm is not considered to be significant. In overall terms the proposals are considered to comply with policy DM4 and relevant elements of policy CS34.
- 9.21 As already outlined in the land use principles section above, the proposals are not considered to significantly adversely impact on the amenity of future residential occupiers within the neighbouring allocated site. This is primarily owing to there being no facing windows on the southern or western boundaries of the site, with the rooflights proposed being in the majority of instances secondary windows for future hotel guests. The angle of orientation from these rooflights is such that overlooking / loss of privacy will not be at a significant level should future proposals come forward for residential or community uses (as per the site allocation).

e) Transport

- 9.22 As per the Transport Planning observations provided above at section 6i above, the proposals are considered appropriate in all highways and parking regards, subject to conditions relating to a CMS, servicing and compliance conditions in relation to: vehicular parking; extending the dropped kerb to provide vehicular access on Eaton Place; cycle parking and waste storage.

f) Trees, landscaping and ecology

- 9.23 In line with sections 6 iv) and 6 v) above, specialist officers have considered the proposals from a trees, landscaping and ecology perspective. In short, officers are supportive of the approach shown by the applicant, with soft landscaping included on the Chatham Street frontage (trees and planters), the walkway access route off Eaton Place (four trees) and within the internal courtyard area (1 tree). Accordingly, subject to conditions securing more details of the landscaping, its implementation and future maintenance, the proposals are considered appropriate from a trees and landscaping perspective. No ecology concerns are raised.

g) Sustainability

- 9.24 Although section 5 of the DAS submitted includes a range of commentary regarding sustainability matters, in line with CS1 and the Sustainability SPD a BREEAM pre-assessment should have accompanied the application. In the circumstances it is considered necessary to include a pre-occupation condition specifying that a BREEAM post construction certificate (following a review report) will be required to be submitted to demonstrate how the development will achieve a 'Very Good' rating. A separate pre-commencement condition requirement is not considered to be necessary in this instance owing to the commentary provided by the applicant at application stage.
- 9.25 It is acknowledged that owing to the nature of the proposals and inclusion of a listed building it may be difficult to achieve a 'Very Good' rating. If this is subsequently shown not to be possible officers will show flexibility should the report to be submitted (seeking to discharge this condition) include a full rationale for the difficulties in achieving a 'Very Good' rating, together with details as to the exact measures provided and the rating to be achieved. This would then enable officers to consider this further at this time, with view to providing a flexible approach should a suitably justified narrative be provided.

h) Other matters - CIL

- 9.26 In terms of the Community Infrastructure Levy (CIL) the applicant duly completed a CIL liability form as part of the submission of this application. Although the proposed hotel use means the scheme is a CIL liable development, given the tyre workshop is specified as being last occupied at the site in September 2017 and there is no overall increase in floorspace, the CIL charge will be £0. An informative will be included on the decision notice to clarify this.
- 9.27 As outlined at paragraphs 9.5 and 9.9 above, a s106 legal agreement will secure that the works to the public house are completed prior to the first occupation of the hotel accommodation and various components associated with the use as Class C1 hotel accommodation. As already outlined it is considered that the obligations would comply with the National Planning Policy Framework and Community Infrastructure Levy (CIL) in that they would be: i) necessary to make the development acceptable in planning terms, ii) directly related to the development and iii) fairly and reasonably related in scale and kind to the development.

i) Conclusion

- 9.28 It is considered that the proposals are acceptable for the reasons set out in this report.

10. RECOMMENDATIONS:

- Grant Planning Permission subject to conditions and the completion of a s106 legal agreement to secure:
 - o Works to the public house (as shown on the plans) to be implemented and ready for use by the public prior to first use/occupation of any of the hotel rooms proposed;
 - o The hotel use:
 - Hotel (Class C1) 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 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 - (for example as serviced apartments (Class C1), self-contained residential units (Class C3), small/large houses in multiple occupation (Class C4 or Sui Generis))
 - not to let or licence for occupation or permit or suffer occupation of any of the rooms for a continuous period of more than 3 months to the same occupier or occupiers
 - other than those Customers staying in accordance with the above, not to let or licence for occupation or permit or suffer occupation of any room for a continuous period for more than 3 months to the same Customer or Customers
 - not to require Customers of any room to agree to any minimum period of occupation (of whatever duration)
 - to provide to the Council within 14 days of written request evidence regarding the use or occupation of the rooms or any of them
- Grant Listed Building Consent subject to conditions.

11. Conditions

180365/FUL:

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

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

2. The development hereby approved shall not be carried out other than in accordance with the following drawings/documents:

15191 010 Rev J - Proposed Ground Floor Plan, as received 05/07/18

15191 011 Rev F - Proposed First Floor Plan, as received 28/06/18

15191 012 Rev D - Proposed Roof Plan, as received 28/06/18

15191 013 Rev E - Proposed East and West Elevations, as received 28/06/18
15191 014 Rev E - Proposed North and South Elevations, as received 28/06/18
15191 015 Rev D - Proposed Courtyard Elevations, as received 28/06/18
15191 016 Rev A - Proposed Sections AA & BB, as received 28/06/18
15191 040 - Proposed Bin Store & Cycle Stand, as received 13/04/18
15191 030 Rev D - Proposed GF Demolition Plan, as received 28/06/18
15191 031 Rev A - Proposed Roof Demolition Plan, as received 26/02/18

Reason: To clarify which drawings have been approved and in the interests of proper planning.

3. 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:
 - 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 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 construction
 - e) wheel washing facilities on site
 - f) 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 Policies CS20 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).

4. The hotel use hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with approved plan 15191 010 Rev J - Proposed Ground Floor Plan, as received 05/07/18. The spaces shall be kept available for parking at all times thereafter.

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

5. The hotel use hereby permitted shall not be occupied until the vehicle access serving it has been constructed in accordance with the approved plan 15191 010 Rev J - Proposed Ground Floor Plan, as received 05/07/18.

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. The hotel use hereby permitted shall not be occupied until the bicycle parking facility has been provided in accordance with approved plans 15191 010 Rev J - Proposed Ground Floor Plan, as received 05/07/18 and 15191 040 - Proposed Bin Store & Cycle Stand, as received 13/04/18. 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 policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

7. The hotel use hereby permitted shall not be occupied until the bin storage facility has been provided in accordance with approved plans 15191 010 Rev J - Proposed Ground Floor Plan, as received 05/07/18 and 15191 040 - Proposed Bin Store & Cycle Stand, as received 13/04/18. The bin storage facility shall be retained thereafter for use by occupiers of the buildings at all times.

Reason: To ensure that sufficient provision is made for the storage and collection 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 and highway safety, in accordance with Policies CS2 and CS7 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. The hotel use hereby permitted shall not be occupied until details of the management of delivery and servicing vehicles accessing the development site (for both the hotel and public house uses) and the anticipated number of vehicle trips associated with delivery and servicing vehicles for the hotel use shall be submitted to the Local Planning Authority for approval in writing. Thereafter deliveries and servicing will be carried out for each use (hotel and public house) 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 Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

9. The glazing and ventilation shall be installed and retained in accordance with the specifications recommended within the acoustic assessment hereby approved: Noise Impact Assessment by Acoustic Consultants Limited Ref 6863/PP/BL Rev B, dated & received 13/04/18.

Reason: To protect the amenity 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).

10. No development 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 areas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

11. No development 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).

12. The 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).

13. In the event that contamination is found at any time when carrying out the approved development not previously identified, 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.

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).

14. 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).

15. No development 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 and planter specifications.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies RC5 and RC14 of the Reading Borough Council Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

16. 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 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policies RC5 and RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

17. 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 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policies RC5 and RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

18. The hotel use hereby permitted shall not be occupied until a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and receipt acknowledged in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum a 'Very Good' rating standard.

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), Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015) and SPD Sustainable Design and Construction (2011).

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. The Council's Highways section should be contacted at 19 Bennet Road, Reading, RG2 0QX, telephone: 0118 937 2138, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 week's notice to obtain details of underground services on the applicants' behalf.
4. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
5. 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. It is noted that it does not appear that there has been any Building Control input to date.
6. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

7. 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
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 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 nil charge. 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. 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.
10. 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.
11. 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).

b) 180366/LBC:

1. The works to which this consent relate shall be begun not later than the expiration of three years from the date of this consent.

Reason: in accordance with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The consent relates only to the following plans/drawings/documents, and the works hereby approved shall be carried out in all respects in accordance with the submitted application and accompanying drawings:

15191 010 Rev J - Proposed Ground Floor Plan, as received 05/07/18
 15191 011 Rev F - Proposed First Floor Plan, as received 28/06/18
 15191 012 Rev D - Proposed Roof Plan, as received 28/06/18
 15191 013 Rev E - Proposed East and West Elevations, as received 28/06/18
 15191 014 Rev E - Proposed North and South Elevations, as received 28/06/18

15191 015 Rev D - Proposed Courtyard Elevations, as received 28/06/18
 15191 016 Rev A - Proposed Sections AA & BB, as received 28/06/18
 15191 040 - Proposed Bin Store & Cycle Stand, as received 13/04/18
 15191 030 Rev D - Proposed GF Demolition Plan, as received 28/06/18
 15191 031 Rev A - Proposed Roof Demolition Plan, as received 26/02/18
 15191 035 Rev C - GF Reversible Bottling Space Details, as received 28/06/18
 15191 036 Rev C - FF Reversible Space Details, as received 28/06/18

Reason: to ensure that the works carried out are fully in accordance with the approved drawings and details in order to protect the special historic and architectural character of the listed building, in accordance with Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

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

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

4. No works shall commence until schedule of works has been submitted to and approved by the Local Planning Authority in writing. The works shall only be carried out in accordance with the approved drawings and schedules.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

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

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

6. The following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Sample panel of all brick facing materials which demonstrates the brick type, colour, texture;
- b) Samples and/or manufacturer's details of the roof materials for the works;
- c) Plan, elevation and section drawings, with materials annotated, of new windows and window openings at a minimum scale of 1:10;
- d). Plan and section drawings, with materials annotated, of new doors at a minimum scale of 1:10;
- e) Details of the mortar mix for repairs and re-pointing;
- f) Details of the new staircases to include details of handrails and balusters;

- g) Details of the type of rooflights (conservation type, fitted flush with or below the roof covering);
- h) Details of the type and location of any externally visible new services, including pipework, rainwater goods, boiler flues, extract vent grilles, external lighting, or soil vent pipe terminations.

The relevant part of the works shall not be carried out otherwise than in full accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

Informatives:

1. Officers have worked positively and proactively with the applicant to determine the application within the agreed timeframes in conjunction with the associated application for full planning permission.
2. For the avoidance of doubt, no other works are approved except those as authorised by this Consent. Any other works required to the Listed Building may require a separate application for Listed Building Consent and/or an application for Permitted Works to a Listed Building.