

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: Walsingham Planning
Bourne House
Cores End Road
Bourne End
SL8 5AR

Application No: 180863
Application type: Full Planning Approval

Applicant: City Pub Group PLC

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Change of use from bank (Use Class A2) and offices (Use Class B1a), to a food hall with bars (Use Class A3/A4) at ground floor level, 24 guest hotel bedrooms (Use Class C1) at 1st and 2nd floor levels and bar (A4 Use Class) at third floor level with alterations to create roof top terrace

At: 1-2 Market Place Reading RG1 2EQ

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

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

Date: 17 April 2019



Head of Planning, Development
& Regulatory Services



Application At: 1-2 Market Place Reading RG1 2EQ

Application No: 180863

Application type: Full Planning Approval

CONDITIONS & REASONS

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

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

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

Drawing No.: 3172.111 rev E - Proposed Ground Floor Plan Which was received by the Local Planning Authority on 31st August 2018; and Location Plan ref. 1-2 Market Place, Reading RG1 2EQ

3172.110 rev B - Proposed Basement

3172.112 rev D - Proposed First Floor

3172.113 rev D - Proposed Second Floor

3172.14 rev D - Proposed Third Floor

3172.120 rev A - Proposed Sections AA, BB & CC

3172.125 rev A - Proposed Elevations

3172.200 - Window Louvre Detail

Received by the Local Planning Authority on 25th May 2018

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

3. Prior to first occupation of any part of the C1 hotel use of the development hereby permitted glazing and ventilation shall be installed in accordance with the approved specifications set out in the RSK Noise Impact Assessment Report ref. 297098-01 (00) dated May 2018 received by the Local Planning Authority on 25th May 2018. The approved glazing and ventilation measures shall be retained thereafter.

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

4. Deliveries, collection of empty bottles and waste collections shall not be carried out between the hours of 20:00 to 08:00 Monday to Saturdays and 20:00 to 10:00 on Sundays and Bank Holidays.

Reason: to protect the amenity of neighbouring residents of the proposed development in accordance with Policies DM4 and CS34.

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5. Prior to first occupation of the development hereby permitted the odour control scheme specified in the McCulloughs Odour Control Assessment dated 2nd May 2018 received by the Local Planning Authority on 25th May 2015 shall be implemented in full. The odour control scheme shall be adhered to at all times thereafter.

Reason: To safeguard the amenities of neighbouring premises and the area generally in accordance with Policies DM4 and CS34.

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6. Prior to first occupation of any part of the C1 hotel use of the development hereby permitted a detailed scheme demonstrating mitigation to protect the occupants of the hotel rooms from poor air quality shall be submitted to and approved by the Local Planning Authority. The scheme shall be implemented as approved prior to first occupation of any part of the C1 hotel use and retained as approved thereafter.

Reason: to protect future occupants of the development from poor air quality in accordance with Policy DM19.

7. The roof top terrace area hereby permitted, as shown on drawing no. 3172.14 rev D - Proposed Third Floor received by the Local Planning Authority on 25th May 2018, shall not be used other than in accordance with the detail set out in the 'Illumination' Lighting Report ref. PSILLU105 - Market House Reading Pergola Area V2 dated 18th September 2018 and received by the Local Planning Authority on 19th September 2018. The roof top terrace area shall not be illuminated other than between the hours of 08:00 - 23:00 on any day.

Reason: To safeguard the amenities of neighbouring premises and the area generally in accordance with Policies DM4 and CS34.

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8. No development shall take place, until a Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority to provide for:

- space where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided

- location on site for storage of plant and materials used in constructing the development

- * Method, including route, of how plant and materials used in constructing the development will be transferred to the site

- the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site

- any footpath closures or road closures needed during construction • a scheme for recycling waste resulting from the construction works

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

Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy DM12 and CS34.

9. The hours of construction, demolition and associated deliveries shall be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior approval from the Local Planning Authority.

Reason: In the interests of the amenities of nearby residents in accordance with Policies DM4 and CS34.

10. The A3 use hereby permitted (this refers to all kitchen areas as shown on drawing ref. 3172.111 rev E - Proposed Ground Floor Plan received by the Local Planning Authority on 31st August 2018) shall not operate outside the hours of 07:00-23:00 on any day.

Reason: In order for the Local Planning Authority to control the use of the site in the interest of the noise impact on the amenities of surrounding occupiers in accordance with Policies DM4 and CS34.

11. The A4 use hereby permitted (this refers to all bar areas as shown on drawings ref. 3172.111 rev E - Proposed Ground Floor Plan received by the Local Planning Authority on 31st August 2018 and 3172.14 rev D - Proposed Third Floor received by the Local Planning Authority on 25th May 2018) shall not operate outside the hours of 11:00-23:00 on any day.

Reason: In order for the Local Planning Authority to control the use of the site in the interest of the noise impact on the amenities of surrounding occupiers in accordance with Policies DM4 and CS34.

12. Prior to first occupation of the roof top terrace area hereby permitted, as shown on drawing no. 3172.14 rev D - Proposed Third Floor received by the Local Planning Authority on 25th May 2018, an acoustic assessment of the noise from the outdoor terrace shall be submitted to and approved by the Council. The noise from use of the outdoor area shall not exceed 3 dBA greater than the existing ambient noise (LAeq) at the nearest sensitive receptor. The outdoor terrace shall thereafter only be constructed and operated in accordance with the assessment.

Reason: In the interest of the noise and disturbance impact on the amenities of surrounding occupiers in accordance with Policies DM4 and CS34.

13. The C1 Hotel use hereby permitted shall not be occupied until all the windows indicated to be fitted with louvres on drawing no.s 3172.112 rev D - Proposed First

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Floor and 3172.113 rev D - Proposed Second Floor as received by the Local Planning Authority on 25th May 2018 have been fitted with angled vertical louvres in accordance with the details shown on drawing no. 3172.200 - Window Louvre Detail received by the Local Planning Authority on 25th May 2018. The window louvres shall be permanently retained as approved thereafter.

Reason: To safeguard the amenities of adjoining premises and future occupiers of the hotel rooms from overlooking and loss of privacy in accordance with Policy DM4.

14. Prior to first occupation of the roof top terrace area hereby permitted, as shown on drawing no. 3172.14 rev D - Proposed Third Floor received by the Local Planning Authority on 25th May 2018, an acoustic assessment of the noise from the outdoor terrace should have been submitted to and approved by the Council. This assessment should demonstrate that the noise from use of the outdoor area shall not exceed 3 dBA greater than the existing ambient noise (LAeq) at the nearest sensitive receptor. The outdoor terrace shall thereafter only be constructed and operated in accordance with the assessment and shall not be occupied until the acoustic screening has been installed as shown on drawing no.s 3172.125 rev A - Proposed Elevations, 3172.120 rev A - Proposed Sections AA, BB & CC and 3172.14 rev D - Proposed Third Floor received by the Local Planning Authority on 25th May 2018. The acoustic screen shall be permanently retained in situ thereafter.

Reason: In the interest of the noise and disturbance impact on the amenities of surrounding occupiers in accordance with Policies DM4 and CS34.

15. a) The development hereby permitted shall not be occupied until a plan has been submitted to and been approved in writing by the Local Planning Authority to show how bicycle parking facilities for staff can be provided on site.

(b) No building or use hereby permitted shall be occupied or the use commenced until the bicycle parking facility for that building or use has been completed as shown on the approved plan.

(c) Thereafter the bicycle parking facility shall be kept free of obstruction and available for the approved use at all times.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policies CS23 and CS24.

16. The development hereby permitted shall not be occupied until the bin storage facility as shown on approved plan ref. 3172.111 rev E - Proposed Ground Floor Plan received by the Local Planning Authority on 31st August 2018 has been provided and the bin storage facility shall be retained thereafter for use by occupiers of the dwelling/building at all times.

Reason: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CS7.

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17. The A3/A4 uses hereby permitted shall not be hereby permitted shall not be implemented other than in accordance with ground floor layout shown on approved plan ref. 3172.111 rev E - Proposed Ground Floor Plan received by the Local Planning Authority on 31st August 2018. The proportions of floor area allocated to seating/circulation/bar server areas as shown on approved drawing ref. 3172.111 rev E - Proposed Ground Floor Plan received by the Local Planning Authority on 31st August 2018 shall be permanently retained thereafter.

Reason: In order for the Local Planning Authority to control the extent of any bar function and any potential noise/disturbance, in the interests of the amenities of the area and in accordance with policies CS34, DM4 and RC8.

18. The development hereby permitted shall not operate other in accordance with the approved 'Market House Management Plan 1-2 Market Place, Reading' dated March 2019 and received by the Local Planning Authority on 11th March 2019.

Reason: in the interests of the amenities of the area and in accordance with policies CS34, DM4 and RC8.

19. The 'Managers Flat', as shown on drawing no. 3172.113 rev D - Proposed Second Floor received by the Local Planning Authority on 25th May 2018, shall not be occupied at any time other than for purposes ancillary to C1 Hotel use hereby permitted.

Reason: To accord with the terms of the application and because the 'Managers Flat' would not provide for an acceptable standard of residential accommodation for an independent C3 unit, in accordance with Policies RC9 and DM4.

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

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

21. The roof top terrace area hereby permitted, as shown on drawing no. 3172.14 rev D - Proposed Third Floor received by the Local Planning Authority on 25th May 2018, shall not be open for public use outside of the hours of 08:00 - 23:00 on any day.

Reason: In the interest of the noise and disturbance impact on the amenities of surrounding occupiers in accordance with Policies DM4 and CS34.

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INFORMATIVES

1. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.
2. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.
3. Listed building consent ref. 180864 is associated with this application.
4. 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.
5. 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.
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. The applicant is advised of the need to secure the appropriate Premises License(s) for the uses approved as part of this planning permission.
8. 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

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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.

9. 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. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

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

10. With regard to condition no.11 the sale of alcohol shall cease at 2300 hours and all patrons shall have left the premises by 2330 hours.

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NOTES

APPEALS TO THE SECRETARY OF STATE

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

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

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

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

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

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

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

Purchase Notices

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

Street Naming & Numbering

You must contact Reading Borough Council to:

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

Otherwise the following may occur:

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

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

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

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

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

For change of address:

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

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

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

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