

DELEGATED APPLICATION REPORT

Address: 11 Church Street

Application No: 181714 / LBC and 181715 / FUL

Proposal: Conversion from commercial office class B1 to 2 residential units.

Applicant: Mr Brian Cutts

Date received (valid from): 19/10/2018 (181714 / LBC) and 17/10/2018 (181715 / FUL)

Target Decision date: 14/12/2018 (181714 / LBC) and 12/12/2018 (181715 / FUL)

Agreed Extension of Time:

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey pitched roof building on the north side of Church Street. The application building is Grade II listed and the listing description is as follows:

‘CHURCH STREET 1. 5128 (South Side) No 11 SU 7172 NE 4/451 5.10.77. II GV 2. Late C18. 2 1/2 storeys. Grey brick headers with red brick dressings and quoins. Plinth. Brick dentil cornice. Parapet. Mansard tile roof, hipped to right. 2 ranges of glazing bar sash windows with slightly cambered heads, blocked on ground floor. Central 6 panel door.’

The property features a room in the loft space with two rear facing roof lights and a two storey projecting gable to the rear and a single storey mono-pitch roof rear projection. The most recent use of the property is as offices.

The surrounding area is of mixed use with both residential and commercial uses in close proximity. Nearby 6a, 6b, 6c, 7 and 9 Church Street are all Grade II listed buildings.

The site is located within an air quality management area and within the Reading Central Area as defined by the Reading Central Area Action Plan (2009) and is immediately adjacent to the Market Place/London Street Conservation Area.

2. The Proposal

This is an application for planning permission and listed building consent for the change of use of office for residential use in the form of 2 x 2 bed dwellings.

Internally, the main works are ground floor level consist of the removal of part of the existing corridor to the rear of the property and with the addition of internal stud walls form the lobby, bathroom and boiler cupboard for Flat 1. At first floor level, internal stud walls would be used to create the bathroom for Flat 2. At second floor level, stud walls would be used to form a built-in wardrobe.

Externally, to the front of the property a light channel is proposed in the roof slope. To the rear of the property, a light channel is proposed in the roof slope and it is proposed to move the back door and a ground floor window.

3. Consultation

Neighbours consultation:

No.s 9 & 15 Church Street have been notified of the application and a site notice has also been displayed at the site.

No responses have been received.

Heritage

The RBC Heritage Consultant provided comments stating no objection to the proposed works subject to a condition requiring details of the proposed light channels/tubes be submitted and approved prior to the commencement of works.

Transport

The RBC Transport Development Control Advisor provided the following consultation response:

The proposal consists of the change of use from commercial offices (B1) within a Grade 2 listed building into:

- 2 x 2 Bedroom Flats

It should be noted that Church Street is currently not included in the Councils Residents Parking Permit Scheme but has parking restrictions in place in the form of a single yellow line on both sides of the narrow carriageway.

The site is located within the Zone 2, the primary core area but on the periphery of the central core area which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs.

In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide parking provision of 1 space per unit. The submitted design and access statement details that 3 car parking spaces are to be provided in a shared car park at the rear of the property; **this therefore exceeds the Council's current standards and is therefore deemed acceptable.**

Church Street is currently not included in the Councils Residents Parking Permit Scheme but has parking restrictions in place in the form of a single yellow line on both sides of the narrow carriageway, however there are roads that are adjacent to the proposed site that are part of the Councils Residential Permit Parking Scheme. Whilst the site is accessible to good public transport links and local shops, any shortfall in residential parking should not be accommodated on the surrounding roads where there is already significant demand for on-street parking. Parking conditions and informative should be applied to prevent any future occupants of the dwellings from obtaining a resident or visitor parking permits for the surrounding residential streets where parking is under considerable pressure. This will ensure that the development does not harm the existing amenities of the neighbouring residential properties by adding to the already high level of on street car parking in the area.

In accordance with the Borough's Parking Standards and Design SPD, a minimum provision of 1 cycle storage space should be provided per flat located in a conveniently located, lockable, covered store. Plans do not illustrate provision although the Design and Access statement states that to the rear of the property there is an area for cycle storage, however no details have been provided or illustrated on submitted plans. Clarification as to the type of secure storage proposed is required; **however I am happy to deal with this by way of condition.**

The Design and Access Statement states that the bins will be stored in the same place as they are currently stored (serving the existing B1 development) which is an area opposite the development which is part of the public highway. Although this area is not within the Red Line Plan; as there is no alternative location available Transport cannot object to this, however it is recommended that the Council's Waste Collection team is contacted to discuss any alternatives or address any issues they may have.

Transport does not have any objections to this application subject to the conditions and informatics stated below:

CONDITIONS:

DC5 Bicycle parking - plans to be approved

- (a) **No development shall take place** until a plan has been submitted to and been approved in writing by the Local Planning Authority to show how bicycle parking facilities 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 the Local Planning Authority's approved transport policies CS23 and CS24.

DC6 Bin storage

No dwelling/building shall be occupied until the bin storage facility shown on the approved plans 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.

DC7 Parking permits 1

No residential unit hereby approved shall be occupied until the Council has been notified in writing of the full postal address of the unit. The notification shall be sent to the Council's Planning Manager quoting the application reference specified on this Notice.

Reason: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy CS24 and Policy DM12.

DC8 Parking permits 2

Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

Reason: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy CS24 and Policy DM12.

INFORMATIVE:

IF3 Highways

- 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.

Environmental Protection

The RBC Environmental Health Officer provided the following consultation response:

Environmental Protection concerns

- Noise transmission between dwellings
- Contaminated Land
- Construction and Demolition phase

Noise between residential properties - sound insulation of any building

Informative

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

Contaminated Land

Where development is proposed, the developer is responsible for ensuring that development is safe and suitable for use for the purpose for which it is intended. The

developer is thus responsible for determining whether land is suitable for a particular development or can be made so by remedial action.

You are advised that the development lies adjacent to the site of an historic tin works, which has the potential to have caused contaminated land and the proposed development is a sensitive land use.

See recommended conditions / informative below, these are required to ensure that future occupants are not put at undue risk from contamination.

Recommended conditions / informative

Reporting of Unexpected Contamination

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.

Informative

You are advised that the development lies adjacent to a potentially contaminated site. Due to the nature of the historic land use there is the potential of contaminated land being present. The developers must be aware that any ground or enabling works may bring receptors into contact with the aforementioned contaminants. You may wish to satisfy yourself that the details of the construction proposals take the necessary account of the possibility of contaminants from that source.

Construction and demolition phases - extensions / renovations

We 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.

I recommend the following informative is attached to help prevent complaints.

Recommended Informative

Noisy construction, demolition and associated activities should be restricted to between the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, with no noisy works taking place at any time on Sundays and Bank or Statutory Holidays.

There should be no burning of waste on the site.

4. Plans and Documents Considered

The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

Drawing No.:

- 1810813_01.1@A4 Rev. R0 - Location Plan
- 1810813_01.2@A4 Rev. R0 - Block Plan
- 1810813_01.3@A4 Rev. R0 - Site Plan
- 1810813_01.4@A4 Rev. R0 - Drainage
- 1810813_01.5@A3 Rev. R0 - Existing GF Plan
- 1810813_01.6@A3 Rev. R0 - Proposed GF Plan
- 1810813_01.7@A3 Rev. R0 - Existing FF Plan
- 1810813_01.8@A3 Rev. R0 - Proposed FF Plan
- 1810813_01.9@A3 Rev. R0 - Existing Loft Plan
- 1810813_01.10@A3 Rev. R0 - Proposed Loft Plan
- 1810813_01.11@A4 Rev. R0 - Proposed Plans 1:100
- 1810813_01.12@A4 Rev. R0 - Proposed Plans 1:100 (flats division)
- 1810813_01.13@A4 Rev. R0 - Proposed over existing Plans 1:100
- 1810813_01.14@A4 Rev. R0 - North Elevation as Existing
- 1810813_01.15@A4 Rev. R0 - North Elevation as Proposed
- 1810813_01.16@A4 Rev. R0 - South Elevation as Existing
- 1810813_01.17@A4 Rev. R0 - South Elevation as Proposed
- 1810813_01.18@A4 Rev. R0 - South Elevation Proposed over Existing
- 1810813_01.19@A4 Rev. R0 - West Elevation as Existing and Proposed
- 1810813_01.20@A4 Rev. R0 - East Elevation as Existing and Proposed
- Design and Access Statement

As received: 28/11/2018

Drawing No.:

- Heritage Statement - 11 Church Street, Reading (Application number 181714 - Listed Building Consent)

As received: 19/10/2018

Drawing No.:

- 180813_01.10@A3 Rev. R0 - Proposed Loft Plan
- 180813_01.17@A4 Rev. R0 - South Elevation as Proposed
- 180813_01.15@A4 Rev. R0 - North Elevation as Proposed
- 180813_01.18@A4 Rev. R0 - South Elevation Proposed over Existing

As received: 21/12/2018

5. Relevant Planning History

None

6. Equality Act 2010:

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.

7. Relevant Planning Guidance

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. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework '*Core Strategy*' 2008 (Altered 2015) and '*Sites and Detailed Policies Document*' 2012 (Altered 2015).

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.

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.

The '*National Planning Policy framework*' ('NPPF') 2012 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and 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). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework;

National Planning Policy Guidance;

RBC Local Development Framework

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
- CS14 Provision of Housing
- CS15 Location, Accessibility, Density and Housing Mix
- CS20 Implementation of the Reading Transport Strategy (Local Transport Plan 2006-2011)
- CS24 Car/Cycle Parking
- CS33 Protection and Enhancement of the Historic Environment

Sites and Detailed Policies Document 2012 (Altered 2015)

- SD1 Presumption in Favour of Sustainable Development
- DM1 Adaption to Climate Change
- DM4 Safeguarding Amenity
- DM5 Housing Mix
- DM6 Affordable Housing
- DM10 Private and Communal Outdoor Space
- DM12 Access, Traffic and Highway-Related Matters
- DM19 Air Quality

Reading Central Area Action Plan 2009 (Altered 2015)

- RC5 Design in the Centre
- RC6 Definition of the Centre
- RC9 Living in the Centre

Supplementary Planning Documents

Affordable Housing (July 2013)

Market Place / London Street Conservation Area (2004)

9. Appraisal

The main issues are:

- a) Principle
- b) Design, Impact on the Listed Building, Conservation Area and Street scene
- c) Housing Mix
- d) Amenity of Future Occupiers
- e) Impact on Neighbours
- f) Transport Issues
- g) Sustainability
- h) Affordable Housing

A) Principle

The site is in a Town Centre location as identified in the RCAAP. Whilst not in an office core area, it is considered that the office use still constitutes an employment use and therefore the loss of this use is considered within the context of policy CS11. The applicant has submitted commentary in this regard, albeit minimal, detailing that there is limited demand for this type of office space, with the recent preference for open plan office space in new and modern buildings.

In this respect, it is noted that there is a relatively high level of properties in residential use in the surrounding area - with the adjoining No.9 in residential use - and the application property is on the edge of the residential development of Church Street and St Giles Close. It is also noted that the external character of the application property appears more residential in nature than anything else and it is likely that the property was originally in residential use. Furthermore, it is recognised at both national and local level that the introduction of residential accommodation within centres serves to enhance the vitality and viability of those areas, as well as being an important sources of delivering affordable housing sustainable locations.

Given the office facilities themselves appeared modest in size, and the amount of available office accommodation within the Borough, it is not considered that the loss would result in any significant harm in the context of Policy CS11. Furthermore, the proposal would bring back into use a vacant listed building which is considered favourably in that it would reduce the potential for the heritage asset to all into a state of disrepair.

It is recognised that the building's listed status prevents the utilisation of permitted development rights to create residential units. Given the loss of the existing use is considered acceptable, it is considered that the principle of providing a residential use is acceptable, which aligns with the broad objectives of Policy CS14 in assisting in meeting the annual housing targets.

Further to the above, the application for Listed Building Consent for change of use from office to residential at No.6a Church Street is noted, which was granted at appeal under APP/E0345/Y/15/3134039. In this respect, the sole reason for the dismissal of the associated appeal for full planning permission was on the grounds of the appellant's failure to provide a unilateral undertaking for affordable housing provision. The Inspector for the appeal considered the works would provide a use for the listed building which would be a benefit and, given this, and on the basis of the above, there is no objection in principle to the proposed change of use from offices to a residential dwelling subject to all other matters (as discussed below) being satisfactory.

B) Design, Impact on the Listed Building, adjacent Conservation Area and Street scene

The only external alterations proposed are the installation of a light channel in both the front and rear roof slope and changing the arrangement of the backdoor and window that comprise the rear access to the property. The RBC Heritage Consultant has confirmed that there is no objection to the external works proposed subject to additional information

being provided regarding the proposed light channels. Amended plans were subsequently submitted without the light channels, satisfying any potential objection to this application.

In view of this, and the minimal intervention into the fabric of the building, the proposals are not considered to result in any harm to the visual amenities of the street scene, surrounding area or other nearby heritage assets, including the adjacent Conservation Area. Indeed, it is noted that the Inspector for the appeal at No.6a Church Street referred to above, considered that the use would be sympathetic to the surroundings, would preserve the special architectural and historic interest of this listed building and would not fail to preserve the character or appearance of the Conservation Area, thereby causing no harm to the significant of these two heritage assets. This is also considered to be the case for this current application and in accordance with Policies CS7 and CS33.

C) Housing Mix

Policy RC9 of the RCAAP states that all proposals for residential development within the central area will be required to contribute towards a mix of different sized units within the development. Ideally, a mixture of one, two and three bedroom units should be provided. Policy CS15 of the Core Strategy also details that developments should provide an appropriate range of housing opportunities. The proposal is for 2 x 2 bed units.

It is acknowledged that the proposal would not have a mix of different sized units within the development. However, it is considered that in this specific instance, given the constraints of the listed building, the scale of the proposed development and the good level of accessibility; that the proposed development would be acceptable in this location in terms of housing mix.

D) Amenity of Future Occupiers

It is considered that the proposed residential units will provide an overall suitable standard of accommodation for future occupiers. The proposed dwellings are considered to be of an acceptable floor area for the number of bedrooms provided and include regularly shaped rooms that would provide good levels of outlook, access to daylight/sunlight and natural ventilation to all habitable rooms. The layout of the proposed flats is somewhat convoluted as a result of the building arrangement, but overall, reasonable accommodation would be produced.

As is the case with the majority of town centre dwellings, meaningful amenity space is not capable of being provided on site. It is considered that the desirability of securing a future use of the listed building and of securing residential use outweighs any concerns over the lack of outdoor amenity space within this specific site. Given the location of the site and access to nearby public amenities it is considered that in this instance the lack of amenity space is acceptable and is not considered to unduly compromise the overall quality of accommodation proposed.

Further to the above, and with regard to the appeal at No.6, which offered no amenity space, this lack of amenity space was recognised by the Planning Inspector who acknowledged that Policy DM10 implies a degree of flexibility in the provision of garden space in central Reading connected with flats. As the proposals were for a small dwelling he felt it would be unlikely that it would attract a family and the scheme was considered acceptable in this respect.

In accordance with DM4 and DM10.

E) Impact on Neighbours

The proposal does not seek to enlarge the property such that no undue loss of light or overbearing impact would occur and it is not considered that the proposed change of use in itself would cause any significant adverse amenity impacts for neighbouring and nearby occupiers. This is in terms of overlooking, outlook, sense of enclosure, daylight/sunlight and overshadowing matters. Furthermore, given there is no external amenity space, no harmful noise/dust/disturbance over and above that possible from the office use, is anticipated at the site.

As such in overall terms, considering all nearby residential occupiers, no significantly harmful amenity impacts would occur, in accordance with policy DM4.

F) Transport Issues

The site is located within the Zone 2, the primary core area but on the periphery of the central core area which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs.

It should be noted that Church Street is currently not included in the Councils Residents Parking Permit Scheme but has parking restrictions in place in the form of a single yellow line on both sides of the narrow carriageway.

In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide parking provision of 1 space per unit. The submitted design and access statement details that 3 car parking spaces are to be provided in a shared car park at the rear of the property; this therefore exceeds the Councils current standards and is deemed acceptable.

It is noted that the parking spaces provided are located outside of the red line for this application. As such, it is beyond the scope of this application to require that the parking spaces remain available for use by the occupiers of the flats hereby permitted. It is considered that given the central location with good transport links that were the parking spaces to be made unavailable to the proposed flats, the development would still be acceptable as a car-free scheme.

As previously advised Church Street is currently not included in the Councils Residents Parking Permit Scheme but has parking restrictions in place in the form of a single yellow

line on both sides of the narrow carriageway; however, there are roads that are adjacent to the proposed site that are part of the Council's Residential Permit Parking Scheme. Therefore any shortfall in residential parking should not be accommodated on the surrounding roads where there is already significant demand for on-street parking. Parking conditions and informative should be applied to prevent any future occupants of the dwellings from obtaining a resident or visitor parking permits for the surrounding residential streets where parking is under considerable pressure. This will ensure that the development does not harm the existing amenities of the neighbouring residential properties by adding to the already high level of on street car parking in the area.

In accordance with the Borough's Parking Standards and Design SPD, a minimum provision of 1 cycle storage space should be provided per flat located in a conveniently located, lockable, covered store. This proposal fails to provide any lockable and covered bicycle storage

The proposed development does not include any provision for cycle storage. However, given the restrictions of the site, the small number of residential units proposed and the overall benefits of the scheme (the provision of residential units and securing the use of the listed building); it is considered that, on balance, the failure to provide adequate cycle provision (as per the SPD) is not so significantly detrimental to the overall scheme so as to warrant the refusal of this application.

The Design and Access Statement states that the bins will be stored in the same place as they are currently stored (serving the existing B1 development) which is an area opposite the development which is part of the public highway. As there is no alternative location available, this arrangement is considered acceptable in this instance; however it is recommended that the Council's Waste Collection team is contacted to discuss any alternatives or address any issues they may have, as such an informative is recommended to this effect.

No transport objection, in accordance with Policies CS20 and CS24 and DM12.

G) Sustainability

Policy CS1 of the Core Strategy, supported by the Council's Sustainable Design and Construction SPD seeks the proposal, as a 'creation of new residential units through conversion', to comply with BREEAM Level of 'Very Good'. It is considered acceptable to deal with this matter by way of a suitably worded condition.

In accordance with Policy CS1 and the Sustainable Design and Construction SPD 2007.

H) Affordable Housing

The proposal relates to the conversion of an existing property and therefore is excluded from the requirements of Policy DM6 and no affordable housing contribution is required in this specific instance. Accordingly, no S106 legal agreement is required.

Other Issues

Community Infrastructure Levy

The proposal would not be liable for the Community Infrastructure Levy (CIL).

10. Recommendation

Grant planning permission and listed building consent, subject to the following conditions:

Conditions

181715 / 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 permitted shall be carried out in accordance with the following approved plans:

Drawing No.:

- 1810813_01.1@A4 Rev. R0 - Location Plan
- 1810813_01.2@A4 Rev. R0 - Block Plan
- 1810813_01.3@A4 Rev. R0 - Site Plan
- 1810813_01.6@A3 Rev. R0 - Proposed GF Plan
- 1810813_01.8@A3 Rev. R0 - Proposed FF Plan
- 1810813_01.11@A4 Rev. R0 - Proposed Plans 1:100
- 1810813_01.12@A4 Rev. R0 - Proposed Plans 1:100 (flats division)
- 1810813_01.13@A4 Rev. R0 - Proposed over existing Plans 1:100
- 1810813_01.19@A4 Rev. R0 - West Elevation as Existing and Proposed
- 1810813_01.20@A4 Rev. R0 - East Elevation as Existing and Proposed

As received: 28/11/2018

Drawing No.:

- 180813_01.10@A3 Rev. R0 - Proposed Loft Plan
- 180813_01.17@A4 Rev. R0 - South Elevation as Proposed
- 180813_01.15@A4 Rev. R0 - North Elevation as Proposed
- 180813_01.18@A4 Rev. R0 - South Elevation Proposed over Existing

As received: 21/12/2018

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

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

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy DM4

4. No residential unit hereby approved shall be occupied until the Council has been notified in writing of the full postal address of the unit. The notification shall be sent to the Council's Planning Manager quoting the application reference specified on this Notice.

Reason: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy CS24 and Policy DM12.

5. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

Reason: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy CS24 and Policy DM12.

6. Prior to the first occupation of any residential unit hereby approved, a final BREEAM Domestic Refurbishment certificate shall be submitted to and approved, in writing, by the Local Planning Authority, demonstrating that the dwellings achieve at least a 'Very Good' rating. The development shall thereafter be retained in accordance with the approved standards.

Reason: To ensure that the development is carried out in accordance with sustainable building standards, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and the Sustainable Design and Construction SPD, adopted July 2011

1. The works hereby permitted shall begin no later than 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 section 51 of the Planning and Compulsory Purchase Act 2004.

2. All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy CS33.

3. 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:

Drawing No.:

- 1810813_01.1@A4 Rev. R0 - Location Plan
- 1810813_01.2@A4 Rev. R0 - Block Plan
- 1810813_01.3@A4 Rev. R0 - Site Plan
- 1810813_01.6@A3 Rev. R0 - Proposed GF Plan
- 1810813_01.8@A3 Rev. R0 - Proposed FF Plan
- 1810813_01.11@A4 Rev. R0 - Proposed Plans 1:100
- 1810813_01.12@A4 Rev. R0 - Proposed Plans 1:100 (flats division)
- 1810813_01.13@A4 Rev. R0 - Proposed over existing Plans 1:100
- 1810813_01.19@A4 Rev. R0 - West Elevation as Existing and Proposed
- 1810813_01.20@A4 Rev. R0 - East Elevation as Existing and Proposed
- Design and Access Statement

As received: 28/11/2018

Drawing No.:

- Heritage Statement - 11 Church Street, Reading (Application number 181714 - Listed Building Consent)

As received: 19/10/2018

Drawing No.:

- 180813_01.10@A3 Rev. R0 - Proposed Loft Plan
- 180813_01.17@A4 Rev. R0 - South Elevation as Proposed
- 180813_01.15@A4 Rev. R0 - North Elevation as Proposed
- 180813_01.18@A4 Rev. R0 - South Elevation Proposed over Existing

As received: 21/12/2018

Reason: This is 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).

Informatives

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but differs materially from the approved plans and details, or does not comply with any condition (s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the council.
2. These works may require separate approval under the Building Regulations. Please contact the Council's Building Control service for further advice on (0118) 937 2449.
3. The construction (and demolition) of the development will be subject to environmental health law and the applicant is referred to:
<http://beta.reading.gov.uk/environmentalprotection>
4. 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.
5. 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.
6. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.
7. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the statutory time period.
8. 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.
9. This permission does not infer or guarantee any right of access across land that is not part of the application site.