

DELEGATED APPLICATION REPORT - Application No.s: 181218FUL & 181223LBC

Address: 108 London Street

Proposal:

181218FUL - Change of use and conversion from offices (Class B1a) to 7 (4x1 & 3x2-bed) residential apartments (Class C3) with associated parking, refuse storage and associated works

181223LBC - Internal and external alterations in association with change of use and conversion from offices (Class B1a) to 7 (4x1 & 3x2-bed) residential apartments (Class C3) with associated parking, refuse storage and associated works

Case officer: Matt Burns

Site Description and Surrounding Area: 108 London Street, is a Grade II Listed, late 18th century mid terrace townhouse of three storeys located on the west side of London Street within the Market Place/London Street Conservation Area. The listing describes the building as being built of brick on a stucco plinth. It has stone cills, a flat cornice and parapet, with stone coping under an old tile roof. The windows are glazing bar sash windows, with three-over-six lights on the second floor. The door case has pilasters with shaped bracket caps and open moulded dentilled pediment and a six panelled door and a radiating fanlight.

A large two storey, modern brick extension forming an office block is located to the rear, fronting St Giles Close, which is adjoined to the original heritage building via a long, narrow link building and as such forms part of the listed structure.

The site is located within the designated Reading Centre Area as defined by the Reading Central Area Action Plan (RCAAP). The site is also located within an Air Quality Management Area (AQMA) and an area of archaeological potential.

Proposal: The applications seek full planning permission for conversion of the building from B1a offices to seven C3 residential apartments with associated parking and refuse storage to the rear. Some minor external works are proposed to facilitate the proposed change of use, such as three rooflights in the middle section of the building and 1.8m fencing / mirrored glazing at this point too.

Listed building consent is also sought for these minor external alterations and a variety of internal works to the building to facilitate the change of use.

The proposal is for 4 x 1 bedroom flats and 3 x 2 bedroom flats, as detailed on the plans.

Plans Considered:

Drawing no.s

Site Location Plan ref. 471829, 172952

Block/Site Plan ref. 471829, 172952

50514-5 rev A - Demolition Floor Plans

50514-1 rev A - Existing Floor Plans

Received by the Local Planning Authority on 12th July 2018

1806056-01 rev A - Parking Court Layout

Received by the Local Planning Authority on 25th July 2018

50514-2 rev C - Proposed Floor Plans

Received by the Local Planning Authority on 12th September 2018

50514-4 rev B - Site Existing & Proposed Sections

50514-3 rev C - Roof Plans & Elevations

Received by the Local Planning Authority on 14th September 2018

Relevant Planning History:

1956/04570 - Change of use from living accommodation to offices and living accommodation - Granted

1956/04575 - Use of ground floor as offices use of 1st and 2nd floor as flats - Granted

1966/13528 - Extension to ground floor office - Granted

1971/19321 - Office Accommodation - Granted

81/TP/1010 - Alterations and extensions to existing building for office use with car parking - Refused.

83/TP/0452 - demolition of existing two storey twentieth century addition at rear of main building and erection of new two storey building at rear with single storey link block to main building - Granted

83/TP/0422 - demolition of existing 2-storey erection to rear of main building and erection of new 2-storey at rear with single Storey link block to main building - Granted

171785/PREAPP - Second floor rear extension and conversion from offices to nine residential apartments

Public Consultation:

Notification letters were sent to no.s 106, 110 and 112 London Street and no.s 28-34 St Giles Close and a site notice was displayed at the application site. A press notice was also published. No letters of representation have been received.

Reading CAAC was formally consulted; no response received.

Consultation Responses:

Transport: No objection, subject to conditions.

Environmental Protection: No objection, subject to conditions.

Historic Buildings Consultant: No objection, subject to conditions.

In all instances, a summary of the most pertinent points are included within the assessment section below.

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.

Relevant Planning Policy and 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. 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).

In this regard, 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 National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough LDF Core Strategy (Adopted January 2008 - amended 2015)

- CS1 Sustainable Construction and Design
- CS2 Waste Minimisation
- CS4 Accessibility and Intensity of Development
- CS5 Inclusive Access
- CS7 Design and the Public Realm
- 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
- CS34 Pollution and Water Resources

Sites and Detailed Policies Document - (Adopted October 2012 - amended 2015)

- SD1 Presumption in Favour of Sustainable Development
- DM1 Adaption to Climate Change
- DM4 Safeguarding Amenity
- DM6 Affordable Housing
- DM8 Residential Conversions

DM10 Private and Communal Outdoor Space
DM12 Access, Traffic and Highway-Related Matters
DM19 Air Quality

Reading Central Area Action Plan (Adopted January 2009)

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

Supplementary Planning Documents & other relevant documents/guidance:

Affordable Housing SPD (2013)
Revised Parking Standards and Design SPD (2011)
Sustainable Design and Construction SPD (2011)
Market Place / London Street Conservation Area Statement
DCLG Technical housing standards - nationally described space standard (2015)

Appraisal

Principle

The site is on previously developed land within the urban area and is therefore considered suitable for development in principle, subject to any other relevant policies relating to the existing or proposed uses.

Policy CS11 seeks to control the loss of office accommodation. Given the evidence of other conversions from office to residential in the nearby area, the fact that the offices have been vacant for some time, together with the availability of office accommodation within the Borough, small and convoluted nature of the accommodation within the proposal building (& this being constrained by being a listed building) and the prevalence of other residential uses to the upper floors of buildings elsewhere within London Street, there is not an in principle of objection to the loss of office space in this particular instance. The proposal is not considered to result in any significant harm to the provision of employment premises within the Borough and is considered to accord with Policy CS11.

The proposed change of use to C3 residential would provide an additional 7 dwellings to the Boroughs housing stock, the principle of which would align with the broad objectives of Policy CS14 in assisting meeting annual housing targets whilst the location and accessibility of the site for residential development is considered to accord with Policy CS4.

Design, Character of the Surrounding Area and Historic Character of the Listed Building

Policy CS7 seeks to preserve or enhance the character of the area in which a development is located and Policy RC5 seeks to secure appropriate relationships between buildings, spaces and frontages within the centre of Reading. Policy C33 seeks to preserve or enhance the historic character of heritage assets.

The proposal does not seek to make any external alterations to the original part of the listed building fronting London Street. Some minor alterations are proposed to the large modern 1980's two storey rear extension part of the building with replacement windows and doors

proposed. These alterations would reduce the number of windows to this part of the building giving the building a more residential appearance and are not considered harmful to the character of this part of the building or street-scene to St Giles Close to the rear of the site.

Internally some minor alterations to the historic fabric of the original part of the listed building are proposed to facilitate the conversion to residential use. Following pre-application advice and a site visit by the Council's Conservation Consultant it is considered that alterations have been kept to a minimum and that in particular the units have been arranged so that the fireplaces are retained and original door way openings/walls are retained/utilised as much as possible. Subject to conditions to require a detailed schedule of works to remove/dismantle/strip out any part of the original part of the listed building, details of retention of internal doors and installation of all new partitions, to ensure these elements of the works are reversible such that the building may be restored in future, it is considered that the internal alterations proposed would not result in any significant harm to the listed building and would preserve its plan form and historic character.

There are no objections to the internal alterations proposed to modern two storey rear 1980's extension which is not considered to be of any historic importance.

The proposals would facilitate a vacant listed building being brought back into use and whilst some minor internal alterations to the buildings historic fabric are proposed the conversion would assist in preventing the building form falling into further disrepair.

The proposed development is considered to accord with Policies CS7, CS33 and RC5.

Policy DM10 seeks that useable private or communal amenity spaces are in keeping with the character of amenity spaces to the surrounding area. The proposed plans show that two of the ground floor flats would have access to half of a small internal courtyard area each; the remainder of the flats would not have access to any private or communal amenity space. It is not uncommon or out of keeping with other town centre residential developments to not have access to amenity space and given the prevalence of public recreational facilities nearby the proposal is considered to accord with Policy DM10.

Amenity of Surrounding Occupiers

Policy DM4 seeks to protect the amenity of existing and future occupiers and Policies RC9 and CS34 seek to protect and mitigate development from pollution.

The proposals do not seek any physical extension to the property such that there would be no adverse impacts upon neighbours in terms of loss of light.

There are no issues with overlooking to the front and rear elevations of the building facing London Street and St Giles Close given the separation to surrounding properties in these directions.

The main potential for overlooking and loss of privacy relates to the windows facing into the internal courtyard area which is shared with the adjoined property at no. 106 London Road (Adler House) of which the front and rear parts have both also been converted to residential

use. A first floor lounge window to flat no. 6 would face into the courtyard and would be distance of 10m from the facing ground and first floor bedroom windows of the flats in the rear park of Adler House.

For new residential development Policy DM4 seeks that for privacy purposes back to back separation distance between windows should be 20m to prevent any undue overlooking or loss of privacy but that there may be instances where lesser separation is acceptable depending on the context of the application site. In this particular case the relationship between the windows already exists but the main difference is that the application building is in office rather than residential use. The proposal is also located within a town centre location where built form is denser and lesser separation between windows is more common. Alterations to the windows, such as addition of louvres, screening or even removal/re-location of the windows would not be welcomed to this part of the building as it forms part of the original listed building. Taking into account the above and the slight off-set angle between the facing windows the relationship between these windows is, on balance, is considered to be acceptable for a residential conversion and not to result in an unacceptable level of overlooking or loss of privacy to the neighbouring occupiers.

This relationship is also considered acceptable in relation to the lounge of proposed flat no. 7 to the second floor of this part of the building, the window of which is off-set at a greater angle in relation to the facing windows of Adler House such that the potential for overlooking is further reduced.

A similar relationship exists between the first lounge window of flat no.5 of the proposed development which also faces the courtyard and facing ground, first and second floor windows of the front part of Adler House. The separation distance in this instance is marginally greater at 11m whilst the facing windows from Adler House serve a bike/bin store at ground floor and are shown to be two thirds obscurely glazed at first and second floor level such that no undue overlooking or loss of privacy is considered to occur.

Windows to the link element at Adler House which connect the original London Street frontal building to the more modern rear extension (similar to the application property) serve non-habitable space such that no overlooking would occur in this respect. A 1.8m high screen fence is proposed to separate the courtyard area from no. 106 at ground floor level which would prevent any loss of privacy between ground floor flats.

A condition to require measures for control of noise and dust is to be secured by way of a suitably worded condition prior to commencement of works on site to protect the amenity of surrounding occupiers during construction works.

The proposal is considered to accord with Policies DM4, RC9 and CS34.

Standard of Accommodation and Amenity of Future Occupiers

The proposed unit and room size are considered to be adequate and to provide for a suitable standard of accommodation for future occupiers.

In terms of receipt of daylight and levels of outlook a daylight report has been submitted as part of the application. This demonstrates that the windows to the front and rear of the property are served by good levels of daylighting and outlook. The levels of daylighting are shown to reduce to the units facing the internal courtyard but notes that all windows meet BRE targets for internal daylighting apart from the bedroom window to ground floor flat no. 3 (window 4). Officers raised concerns with the applicant regarding the level of daylighting shown to be received to a number of the ground floor courtyard rooms and following this amended plans have been submitted which introduce a number of roof lights to these units which will increase receipt of daylight, whilst outlook to these rooms is considered to be adequate for a residential conversion.

The additional roof lights are shown to be obscurely glazed, which would still assist in boosting daylight receipt to a number of rooms, but would also prevent overlooking from other units within the development and also from the flats to the upper floors of Adler House.

Officers also raised concerns with the applicant regarding overlooking between within the development itself, particularly within the courtyard at ground floor level. A 1.8m high screen is proposed within the courtyard which would prevent inter-visibility between the two ground floor flats which would share the courtyard. Mirrored glazing is also now proposed to ground and first floor windows with the proposed development facing the courtyard which would enable occupiers to have outlook but prevent any loss of privacy from facing first and second floor windows within the proposed conversion and also from similar courtyard windows at Adler House. Details of the mirrored glazing and its installation will be secured by way of suitably worded condition together with installation of obscure glazing to roof lights and the courtyard privacy screens.

In terms of noise and disturbance to future occupiers of the proposed conversion the main constraints relate to London Street to the front of the site which is a heavily trafficked road and also the After Dark night club at 112 London Street adjacent to the south of the site. A detailed noise assessment has been submitted as part of the application and Environmental Protection Officers are satisfied that this demonstrates that the glazing and ventilation scheme proposed would ensure noise levels within the flats meet the required levels. Appropriate internal noise insulation between the units would be secured via building regulation requirements. Implementation of the approved glazing and ventilation measures will be secured by way of condition.

The proposal is considered to accord with Policies DM4, CS34 and RC9.

Housing Mix

Policy RC9 (Living in the Centre) of the Reading Central Area Action Plan 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 (Location, Accessibility, Density and Housing Mix) of the Core Strategy also details that developments should provide an appropriate range of housing opportunities in terms of a mix of housing types, sizes and tenures. The range of units proposed with 3 x 2 bed flats and 4 x 1 bedroom flats is

considered an acceptable mix given the modest number of units proposed and desire to reduce the extent of physical alterations to the listed building.

Transport Issues

Policies DM12 of the Sites and Detailed Policies Document 2012, 2015 and CS20 and CS24 of the Core Strategy seek to address access, traffic, highway and parking relates matters relating to development.

The site currently comprises of two existing buildings which are connected by a link extension. To the rear there is a small surface car park which contains 6 car parking spaces which is accessed from St Giles Close.

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. The maximum parking standard for 1/2 bed dwellings within Zone 2 is 1 space per unit, while the maximum parking standard for 1/2 bed dwellings within Zone 1 is 0.5 spaces per dwellings.

The existing vehicular access from St Giles Close to the site is to be retained to serve the proposed development. 3 parking spaces are illustrated on the proposed parking layout which is below the Council's adopted SPD. However, a lower parking provision can be considered when the development has no material impact on on-street parking or poses no detriment to highway safety.

London Street and the surrounding road network all have parking restrictions preventing on-street parking. St Giles Close is a cul-de-sac and is subjected to no waiting restrictions between 8am and 6.30pm Monday to Saturday. Therefore, any overflow in parking would not affect the flow of traffic on the classified road network or surrounding road network. In view of this, there is no transport objection to the lower parking provision proposed.

A condition would be attached to the decision notice to ensure future residents of the properties would not be entitled to apply for a residents parking permit for the surrounding residential streets. 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.

The development is required to provide 0.5 cycle parking spaces per unit within a lockable covered store. The Transport Statement indicates that 12 cycle parking spaces will be provided within the basement, while four cycle parking spaces will be provided with the parking area to the rear (accessed via St Giles Close) which is considered acceptable.

A refuse area will be provided at the rear of the car parking area, which will be used by the rear flats accessed from St Giles Close, while the flats accessed from London Street will store their waste within the basement and place it adjacent to the property on collection days. This is also considered to be acceptable.

It is accepted that the existing office use will generate more vehicular trips in the peak hours than the proposed residential use. Therefore, the proposed residential development will not increase traffic in the vicinity of the site.

There are no transport objections to this application which is considered to accord with Policies CS20, CS24 and DM12.

Sustainability

Policies CS1 and CS2 of the Core Strategy state that new developments will be acceptable where the design of buildings and site layouts use energy, water, minerals and materials appropriately and efficiently. Developments should also demonstrate measures to minimise the generation of waste in the construction, use and life of buildings, and promote more sustainable approaches to waste management.

A sustainability statement has been submitted as part of the application which demonstrates a number of sustainability measures are proposed in terms of energy conservation a number of which would exceed building regulations standards, albeit noting that the buildings listed status reduces the extent to which certain measures can be used. Implementation of the development in accordance with the sustainability measures proposed can be secured by way of a suitably worded condition.

Policy CS1 of the Core Strategy, supported by the Council's Sustainable Design and Construction SPD also seeks that the proposal, as a 'creation of new residential units through conversion', should comply with BREEAM Level of 'Very Good'. A BREEAM pre-estimator report has been submitted as part of the application which demonstrates that this level can be achieved. A condition shall be attached to the planning permission to require a post construction BREEAM certificate to be submitted demonstrating that this level has been met.

Affordable Housing

West Berkshire District Council and Reading Borough Council applied for a judicial review of the Secretary of State's Written Ministerial Statement (WMS) to Parliament in 2014 on changes to national planning policy. Those changes sought to exempt developments of 10 or less dwellings from planning obligations for affordable housing and social infrastructure contributions and to introduce a new measure known as the Vacant Building Credit.

The High Court handed down its judgment on the case on 31st July 2015. The High Court found in favour of the challenge by the local authorities and quashed the amendments to the NPPG. The Secretary of State appealed the judgment and the Court of Appeal has now quashed the decision of the High Court.

Reading Borough Council has been considering its options for implementing its affordable housing policy in the light of this decision.

At its meeting of the Strategic Environment Planning and Transport Committee on 13th July 2016, the Council discussed the outcome of the Court of Appeal's decision on its challenge (the report can be found here:

http://www.reading.gov.uk/media/5651/Item09-SEPT-C-Report-on-C-of-Appeal-judgement-05-16/pdf/Item09_SEPT_C_Report_on_C_of_Appeal_judgement_05_16.pdf).

Having considered its options, the Committee agreed the following as the basis for determining planning applications where Policy DM6 of the SDPD is relevant:

To implement Policy DM6 as currently adopted in the SDPD but excluding proposals that solely involve the conversion of an existing property, where the conversion involves the provision of 10 or less dwelling units (i.e. not HMOs), or the replacement of dwellings by the same number of replacement dwellings where there is no net increase.

The proposal relates to conversion only and does not seek to extend the property in any way. Therefore, in accordance with amended Policy DM6 the proposal is not be required to make a contribution towards off-site affordable housing.

Community Infrastructure Levy

The proposal seeks to create 7 new residential dwellings and as such is liable for the Community Infrastructure Levy. However, the proposal seeks to utilise existing floor space only which has been in use within the last three years and therefore, the liable floor space would technically be 0m² and no levy is chargeable.

RECOMMENDATION:

GRANT Planning Permission and Listed Building Consent

Conditions - 181218/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.s

Site Location Plan ref. 471829, 172952

Block/Site Plan ref. 471829, 172952

50514-5 rev A - Demolition Floor Plans

50514-1 rev A - Existing Floor Plans

Received by the Local Planning Authority on 12th July 2018

1806056-01 rev A - Parking Court Layout

Received by the Local Planning Authority on 25th July 2018

50514-2 rev C - Proposed Floor Plans

Received by the Local Planning Authority on 12th September 2018

50514-4 rev B - Site Existing & Proposed Sections

50514-3 rev C - Roof Plans & Elevations

Received by the Local Planning Authority on 14th September 2018

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

3. The development hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with approved plan ref. 1806056-01 rev A - Parking Court Layout dated 20/07/2018 and received by the Local Planning Authority on 23rd July 2018. 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 & CS24 and Policy DM12.

4. The development hereby permitted shall be occupied until the bicycle parking facility for that dwelling/building has been provided in accordance with approved plan ref. 1806056-01 rev A - Parking Court Layout dated 20/07/2018 and received by the Local Planning Authority on 23rd July 2018. The facility shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with the Local Planning Authority's approved transport policies CS23 and CS24.

5. The development hereby permitted shall not be occupied until the bin storage facility shown on approved plan ref. 1806056-01 rev A - Parking Court Layout dated 20/07/2018 and received by the Local Planning Authority on 23rd July 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.

6. 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.

7. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential units 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.

8. The development hereby permitted shall not be occupied until the glazing and ventilation has been installed in accordance with the specifications recommended within Paragon Acoustics report dated 10/7/18 and reference 20180710_4184_ENA_001 received by the Local Planning Authority on 12th July 2018. The installed glazing and ventilation shall be retained thereafter.

Reason: to protect the amenity of future occupants of the proposed development in accordance with Policies DM4, RC9 and CS34.

9. **No development shall take place** before a scheme has been submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and dust emanating from the site during the demolition and construction phase. Thereafter, the use shall not commence until the approved scheme has been fully implemented.

Reason: To protect the occupants of nearby residential properties from noise and dust during the development of the site in accordance with Policy CS34.

10. 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 Policy CS34.

11. The development hereby permitted shall not be carried out other than in accordance with the Blew Burton Ltd Sustainability Statement dated 11th July 2018 received by the Local Planning Authority on 12th July 2018.

Reason: To demonstrate sustainable development practices in accordance with Policies CS1 and DM1.

12. The development 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 the standard of BREEAM Very Good rating.

Reason: To ensure that the development is carried out in accordance with sustainable building standards and Policy CS1 and SPD Sustainable Design and Construction (2011).

13. The development hereby permitted shall not be occupied until the 1.8m high screen fencing to the ground floor internal courtyard area as shown on drawing no. 50514-2 rev C - Proposed Floor Plans dated July 2018 received by the Local Planning Authority on 12th September 2018 has been installed. The screen fencing shall be permanently retained as approved in situ thereafter.

Reason: To protect the amenity of neighbour occupiers and future occupiers of the proposed development in accordance with Policy DM4.

14. **Prior to the first occupation of any residential unit hereby permitted**, details and a specification of the proposed mirrored glazing as shown on drawing no. 50514-2 rev C - Proposed Floor Plans dated July 2018 received by the Local Planning Authority on 12th September 2018 shall be submitted to and approved in writing by the Local Planning Authority. The mirrored glazing shall be permanently retained as approved thereafter.

Reason: To protect the amenity of future occupiers of the proposed development in accordance with Policy DM4.

15. The proposed ground floor roof lights as shown on drawing no. 50514-2 rev C - Proposed Floor Plans dated July 2018 received by the Local Planning Authority on 12th September 2018 shall be non-opening and glazed with obscure glass prior to first occupation of the room to within which the roof lights are located. The roof lights shall be permanently maintained thereafter as non-opening and obscure glazed.

Reason: To safeguard the amenities of future occupiers of the proposed development from overlooking and loss of privacy in accordance with Policy DM4.

Informatives

1. The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.

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. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.

Conditions - 181223/LBC

1. The works to which this consent relate must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: to accord 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 development hereby permitted shall be carried out in accordance with the following approved documents:

Site Location Plan ref. 471829, 172952

Block/Site Plan ref. 471829, 172952

50514-5 rev A - Demolition Floor Plans

50514-1 rev A - Existing Floor Plans

‘JP Heritage’ Heritage Statement ref. 1758 dated 6th July 2018

Received by the Local Planning Authority on 12th July 2018

1806056-01 rev A - Parking Court Layout

Received by the Local Planning Authority on 25th July 2018

50514-2 rev C - Proposed Floor Plans

Received by the Local Planning Authority on 12th September 2018

50514-4 rev B - Site Existing & Proposed Sections

50514-3 rev C - Roof Plans & Elevations

Received by the Local Planning Authority on 14th September 2018

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

3. **The works hereby permitted shall not commence** until a detailed schedule of all those parts of the building to be removed, dismantled or stripped out (including the removal of internal features, floors, and wall or ceiling surfaces) have 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.

4. Unless such work is clearly and specifically referred to on drawings or other documents hereby approved, no timber panels or structural 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: To accord with Reading Policy CS33 and to protect the special architectural or historic interest of the listed building.

5. Details of the method of retaining the doors and architraves and fixing them shut, where applicable, so that they are reversible are to be submitted to and approved in writing by the local planning authority **prior to commencement of related work**. The works shall only be carried out in accordance with the approved details.

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

6. Details of the proposed internal partition walls including details of the method of construction are to be submitted to, and approved in writing by, the local planning authority **prior to commencement of related work**. The new internal partition walls shall be constructed of timber studwork and shall be fully reversible. The works shall only be carried out in accordance with the approved details.

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

7. 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.

8. Details of the type and location of any new services visible external to the building, including soil vent pipe terminations, 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 Borough Council Core Strategy policies CS7 and CS33 and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

Informatives

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow consent to be granted within the prescribed target or agreed extended timescale for the decision to be issued.
2. 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 internal timber panelling, fireplaces, skirting boards, architraves, cornices, timber floors and staircases from damage during construction.
3. 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.