

DELEGATED APPLICATION REPORT

Address: 1 New Century Place, East Street, Reading

Application No: 171822/FUL

Proposal: Replacement of various windows on all elevations, various trickle vents on north, south and west elevations, new balustrades on north and west elevations and associated external works.

Applicant: Studious Construction Reading Ltd

Date received: 17/10/17

Valid date: 15/12/17

Target Decision date: 09/02/18

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

- i. The application site is a 4-storey office building located on the south side of the A329 (fronting onto Queens Road, although the site address is specified as East Street). The site is located with Flood Zone 2, an air quality management area, an area of potential contaminated land and within the Market Place/London Street Conservation Area. The group of trees to the north of the site (on the Queens Road pavement) are subject to a group TPO. The site is also located within the Reading Central Area Action Plan area. The surrounding area comprises a mix of residential, office and other commercial uses (fronting onto Queens Road and London Street), as well as surface car parking areas.

2. The Proposal

- i. Full planning permission is sought for the replacement of various windows on all elevations, various trickle vents on north, south and west elevations, new balustrades on north and west elevations and associated external works to the office building. The associated alterations include: the rationalisation of windows on 'elevation 2' (north-east) and north-west corners, which are presently solely glazed, to include aluminium curtain walling at places; and, a new opening at ground floor level on the south elevation to comprise a louvred panel.
- ii. It is also noted that the floor plans indicate the reconfiguration of the internal floor space. Such internal works (as they are relating to a non-listed building) do not in themselves require planning permission and the submission does not seek a change of use from the existing office use. It is however acknowledged that the building benefits from an office prior approval for residential units (from 2016, which is unimplemented) and is currently subject to another office prior approval application (see relevant history). Accordingly, it is considered necessary to clarify on the decision notice, that this application relates solely to external works and does not involve the change of use of the building from office use.
- iii. Prior to the validation of the application a number of inaccuracies and inconsistencies on the plans/information were corrected at the request of officers. During the course of the application a noise assessment was submitted to overcome the need for such details to be secured via condition.

3. Internal Consultations

RBC Transport

There are no transport objections to this application.

RBC Environmental Protection

Initial comments:

The information submitted is for trickle vents in the top of the windows, but the plans show them in the walls, consequently it is not really clear what they plan to do. In any case, because of the location on a busy road opposite a multi-storey car park, we would expect any application for replacement windows and trickle vents to be accompanied by a noise assessment that shows that the changes enable the internal noise environment to achieve the standards set out in BS8233:2014. I would recommend the following condition is attached to the permission:

Sound Insulation from External Noise

No development shall take place until a detailed scheme, informed by an assessment of the current noise environment, for protecting the occupiers from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the spaces are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the building is re-occupied, unless the Local Planning Authority otherwise agrees in writing.

Reason: *to protect the amenity of future occupants of the proposed development.*

Follow up comments (subsequent to submission of noise assessment)

I have now reviewed the acoustic report and am satisfied that the proposed scheme will protect future occupants from harmful levels of noise. I recommend the below is attached.

Implementation of approved noise mitigation scheme

The glazing and ventilation shall be installed in accordance with the specifications recommended within the acoustic assessment submitted with the application (Apexacoustics, 1st February 2018, report ref 5628.6A).

Reason: to protect the amenity of future occupants of the proposed development.

4. Public & Local Groups Consultation

- i. 2 site notices were erected on 21/12/17, expiring on 11/01/18. A press notice was published on 04/01/18, expiring on 25/01/18. No responses have been received.

Reading CAAC was formally consulted on 20/12/17. No response has been received.

5. Plans / Documents Considered

- i. The Council, in reaching its recommendation, has taken into consideration the following documents:

Site Location Plan, as received 12/12/17

1005 Rev D - Existing Plan Level 0, as received 12/12/17

1006 Rev B - Existing Plan Level 1, as received 27/11/17

1007 Rev B - Existing Plan Level 2, as received 27/11/17

1008 Rev B - Existing Plan Level 3, as received 27/11/17

1015 Rev D - Existing Elevations Sheet 1 of 2 Elevations 01 - 03, as received 12/12/17

1016 Rev D - Existing Elevations Sheet 2 of 2 Elevations 04 - 05, as received 12/12/17

1110 Rev A - Proposed Plan Level 0, as received 27/11/17

1111 Rev B - Proposed Plan Level 1, as received 15/12/17

1112 Rev A - Proposed Plan Level 2, as received 27/11/17

1113 Rev A - Proposed Plan Level 3, as received 27/11/17

1030 Rev F - Proposed Elevations Sheet 1 of 2 Elevations 01 - 03, as received 12/12/17

1031 Rev G - Proposed Elevations Sheet 2 of 2 Elevations 04 - 05, as received 12/12/17

1036 - NCP1 - Proposed typical detail sections, as received 12/12/17

Titon SFX V75 + C75 single acoustic trickle vent SF sound attenuator vent details Ref BM498 Issue 02, as received 12/12/17

Flood Risk Assessment by Clarkebond (UK) Ltd, Ref WB04333 - FR04 Rev V1, dated 31/08/17, as received 18/10/17

Building 1, New Century Place, Reading Noise Assessment by Apex Acoustics Ref 5628.6A dated 01/02/18, as received 02/02/18

6. Relevant Planning History

Application site: Building 1, New Century Place, East St

- i. 161601 - Change of use from Class B1(a) to C3 (dwelling houses) to comprise of 75 individual, self-contained studio and twodio apartments. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Approved 19/10/2016.
- ii. 162307 - Discharge of condition 3 (noise) of prior approval 161601. Granted 20/01/17.
- iii. 172272 - Change of use of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 72 self-Contained studio apartments. Prior Notification under Class O, Part 3

of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Current application under consideration.

Nearby sites:

Building 2, New Century Place, East St

- iv. 161602 - Change of use from Class B1(a) to C3 (dwelling houses) to comprise of 58 individual, self-contained studio and twodio apartments. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Approved 19/10/2016.
 - v. 162308 - Discharge of condition 3 (noise) of prior approval 161602. Granted 20/01/17.
 - vi. 172271 - Change of use of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 63 self-Contained studio apartments. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Current application under consideration.
 - vii. 172254 - Replacement of various windows on all elevations, installation of various trickle vents on north, south east and west elevations, new windows and to the east elevations and associated external works. Current application under consideration.
- Car Park to the rear of New Century Place, East St (this incorporates the site of the existing substation)
- viii. 162379 - Erection of a substation to the south of 1 Century Place in place of one car parking space, following demolition of existing nearby substation. Approved 06/03/2017.
 - ix. 170019 - Erection of 4 storey building to provide 103 student accommodation units (Sui Generis), landscaping, access and ancillary works, following removal of a 49 space car park. Refused 07/06/2017.
 - x. 172327 - Hoarding on the north and eastern sides of the car park, plus advertisements affixed to a pair of portakabins. Current application under consideration.

7. 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.

8. 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), 'Reading Central Area Action Plan' 2009 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, RCAAP 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:

9. Relevant Policies

The application has been assessed against the following policies:

National Planning Policy Framework;
National Planning Policy Guidance;

Core Strategy 2008 (Altered 2015)

CS1 Sustainable Construction and Design
CS7 Design and the Public Realm
CS20 Implementation of the Reading Transport Strategy
CS33 Protection and Enhancement of the Historic Environment
CS34 Pollution and Water Resources
CS35 Flooding

Reading Centre Area Action Plan (2009)

RC5 Design in the Centre

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

SD1 Presumption in Favour of Sustainable Development
DM1 Adaptation to Climate Change
DM4 Safeguarding Amenity
DM12 Access, Traffic and Highway Related Matters
DM19 Air Quality

Reading Borough Council Supplementary Planning Documents
Sustainable Design and Construction SPD (2011)

10. Appraisal

The main issues are considered to be:

- Design, impact on heritage assets / the conservation area
- Amenity
- Flooding
- Transport

Design, impact on heritage assets / the conservation area

The proposal seeks to replace numerous windows and doors at the building, presumably to facilitate the office prior approval change of use to residential (see relevant history section above). Furthermore, the proposal also includes various trickle vents on north, south and west elevations, new balustrades on north and west elevations and associated external works comprising a new opening at ground floor level on the south elevation to provide a louvred panel and aluminium curtain walling on the largely glazed north-east / north-west corner elevations. Both individually and cumulatively the works are considered to be minor in nature, preserving the character and appearance of the conservation area at this point. More specifically, the balustrades will be lightweight in appearance and the trickle vents will be modest additions to the building. It is also noted that similar works have been proposed at the neighbouring New Century Place 2 building (current application under consideration - see relevant history above). Accordingly, the proposals are considered to accord with Policies CS7 and CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

Amenity

Environmental Protection officers considered that a noise assessment is required to be secured via pre-commencement condition, to protect future users of the building. The applicant submitted an assessment during the course of the application (in an attempt to avoid the need for such a condition), which EP are satisfied with. Accordingly, a compliance condition is recommended, rather than securing any details via condition. Aside from this the proposed works are not considered to result in any significantly harmful loss of amenity to any nearby occupier and the works are considered appropriate for future occupiers (office or residential).

Flooding

The site is located within Flood Zone 2. Albeit noting that the FRA is based on a change of use for office to student accommodation proposal - para 1.3 and section 6- which obviously is not the subject of this application) the level and nature of information submitted is considered appropriate to the proposed scheme. In short, it is considered that the applicant has satisfactorily demonstrated that the proposal would not reduce the capacity of the floodplain to store flood water, impede the flow of floodwater or increase the risks to life and property arising from flooding, thereby complying with policy CS35.

Transport

As per the Transport comments above in section 3, no issues are raised.

11. Conclusion

- i. The local planning authority is satisfied that the proposed development is appropriate in design, amenity, flooding, transport and all other relevant regards, thereby enabling planning permission to be granted.

Recommendation

Grant Planning Permission subject to conditions

12. Conditions:

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 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out other than in accordance with the following plans:

1110 Rev A - Proposed Plan Level 0, as received 27/11/17

1111 Rev B - Proposed Plan Level 1, as received 15/12/17

1112 Rev A - Proposed Plan Level 2, as received 27/11/17

1113 Rev A - Proposed Plan Level 3, as received 27/11/17

1030 Rev F - Proposed Elevations Sheet 1 of 2 Elevations 01 - 03, as received 12/12/17

1031 Rev G - Proposed Elevations Sheet 2 of 2 Elevations 04 - 05, as received 12/12/17

1036 - NCP1 - Proposed typical detail sections, as received 12/12/17

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building unless where otherwise stated on the approved plans.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Borough LDF Central Area Action Plan 2009.

4. The glazing and ventilation shall be installed in accordance with the specifications recommended within the acoustic assessment submitted with the application (Building 1, New Century Place, Reading Noise Assessment by Apex Acoustics Ref 5628.6A dated 01/02/18, as received 02/02/18).

Reason: To protect the amenity of future occupants of the building in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

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) 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.
2. The determination of this planning application required some issues to be resolved prior to the registration of the application and during the course of the application, so officers have worked positively and proactively to provide a recommendation for approval within the statutory timescale.
3. 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.
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. For the avoidance of doubt, this permission relates solely to external works and does not involve the change of use of the building from office use (noting that the floor plans indicate the reconfiguration of the internal floor space).