

**DELEGATED APPLICATION REPORTS - Application No's: A) 171815/FUL & B) 171816/LBC**

**Address:** Kings Wharf, 20-30 Kings Road and Highbridge House, Highbridge Wharf, Reading, RG1 3EX

**Proposals:** A) Installation of 2 condenser units at roof level of the link building between Kings Wharf and Highbridge House, and associated works.

B) Internal and external alterations associated with installation of 2 condenser units at roof level of the link building between Kings Wharf and Highbridge House, and associated works.

**Applicant:** The Royal London Mutual Insurance Society Ltd

**Case officer:** Jonathan Markwell

**Date received (valid from):** 14/11/2017

**Target decision date:** 09/01/2018

## **1. Site Description and Surrounding Area:**

1.1 The application site comprises two buildings, presently connected together at ground level. The main building (Known as Kings Wharf) comprises a relatively modern office building, five-storeys in height, located on the south side of Kings Road at the junction with Highbridge Wharf. The second building, Highbridge House, is 3 storeys in height, is Grade II listed and dates from the early 19<sup>th</sup> century. This building fronts Highbridge Wharf, adjacent to the vehicular access to the rear car parking area.

1.2 The site is partly located within Market Place / London Street Conservation Area (Highbridge House is located within the conservation area / Kings Wharf is located adjacent to the boundary with the conservation area). The building is grade II listed, with the Historic England listing description as follows:

*HIGH BRIDGE WHARF 1. 5128 House at rear of Nos 18 and 20 Kings Road SU 7173 SE 3/499 II 2. Early C19 detached. 3 storeys. 3 bays, glazing bar sashes. Red brick with stone cills and stone courses over 2nd floor to flat eaves. Hipped slate roof with 4 side chimneys. Projecting Greek Doric porch with fluted columns etc and entablature. 6 panel door with plain rectangular overlight. Ground floor windows blocked and sliding garage doors inserted between.*

1.3 The site is also within an Air Quality Management Area, an area of archaeological potential and Flood Zone 2. The site is also within the Reading Central Area Action Plan boundary, being located within the tall building cluster and central core, but outside (adjacent to the boundaries) of the primary shopping area, active frontage and office core. The surrounding area contains a mix of uses, including a library to the north. The predominant character is commercial at ground floor level, with residential and further commercial uses at upper floor levels. The car park area of the application site contains historic contaminated land. To the south is the River Kennet, with the riverbank at this point being a public right of way.

## **2. Proposals:**

2.1 The proposal involves an application for planning permission and listed building consent for the installation of 2 condenser units at roof level of the link building between Kings Wharf and Highbridge House, and associated works. These associated works include:

- routing of the new services, ductwork, pipework etc. from the new M&E equipment that will be housed in the ceiling void above the shower area through the former doorway at ground floor level (that previously faced reception in the internal

- brickwork wall elevation) into Highbridge House rather than via the window at first floor level as previously intended so the existing sash window will be retained
  - routing of building services within Highbridge House through the existing plasterboard 'riser' beside the stair and the new ceiling void above the ground floor washrooms.
  - construction of a new secondary free standing wall with cosmetic brick slips to carry cable runs.
- 2.2 It is also relevant to note that full planning permission (and associated listed building consent) has recently been granted for a range of works (Refs 171428 & 171429) at the site. These are listed on the plans submitted with this application, but annotations specify they have already been approved and they therefore do not form part of these proposals. The already approved works included a number of external alterations to the Kings Wharf building, most prominently:
- new ground floor entrance on corner of Kings Road and Highbridge Wharf;
  - canopy at first floor level;
  - louvres at first to fourth floor level,
  - removal of roof level rotunda (and replacement with plant screen to match existing)
  - partial removal of ground floor entrance attached to Highbridge House ,
  - new cycle storage to rear
- 2.2 As a result of the already approved works, it is intended for Kings Wharf and Highbridge House to become separate planning units (both within the Class B1 office use) - hence both were referenced in the site address to differentiate one from the other in the future. A range of internal works were also approved to Kings Wharf, as shown on the plans. However, as Kings Wharf itself is not listed, permission is not required for these works. Listed building consent approved various internal and external alterations to Highbridge House, including partial removal of existing attached entrance to Kings Wharf (as referenced above). At the time of the unaccompanied officer site visit for this application (external only) it appeared that 171428 & 171429 had not yet been implemented. In all cases the approved (but unimplemented) works are referenced on the proposed plans for this application, although annotations denote permission/consent has already been issued.
- 2.4 Prior to the registration of the application a number of additional documents / revised plans (fully showing the proposals and referencing the already approved works as such) were submitted.

### 3. Plans Considered:

- D0-001 P1 - Location Plan, as received 16/10/17
- D3-002 P1 - Existing Block Plan, as received 17/10/17
- D2-100 P1 - Existing Ground Floor Plan, as received 16/10/17
- D2-101 P1 - Existing First Floor Plan, as received 16/10/17
- D2-102 P1 - Existing Second Floor Plan, as received 16/10/17
- D2-103 P1 - Existing Third Floor Plan, as received 16/10/17
- D2-104 P1 - Existing Fourth Floor Plan, as received 16/10/17
- D2-105 P1 - Existing Roof Plan, as received 16/10/17
- D2-200 P2 - Existing Northern and Western Elevations, as received 14/11/17
- D2-201 P2 - Existing Southern and Western Elevation, as received 14/11/17
- D2-202 P2 - Existing South and North East Elevation, as received 14/11/17

D4-100 P2 - Proposed Ground Floor Plan, as received 14/11/17  
D4-101 P2 - Proposed First Floor Plan, as received 14/11/17  
D4-102 P2 - Proposed Second Floor Plan, as received 14/11/17  
D4-103 P2 - Proposed Third Floor Plan, as received 14/11/17  
D4-104 P2 - Proposed Fourth Floor Plan, as received 14/11/17  
D4-105 P2 - Proposed Roof Plan, as received 14/11/17  
D4-200 P2 - Proposed Northern and Western Elevations, as received 14/11/17  
D4-201 P2 - Proposed Southern and Western Elevations, as received 14/11/17  
D4-202 P2 - Proposed South and North East Elevation, as received 14/11/17

Heritage Statement by KM Heritage dated November 2017, as received 20/11/17  
Design & Access Statement by Orbit Architects dated 12/10/17, as received 16/10/17  
Planning Compliance Report by KP Acoustics Ref 16019.PCR.01.Rev.A, dated & received 01/11/17

#### **4. Relevant Planning History:**

- 4.1 The application site has an extensive planning history. The following are considered to be of relevance to the determination of this application:
- 4.2 171214 - Decoration of existing masonry walls with new black masonry paint. Certificate of lawfulness issued 19/09/17.
- 4.3 171428 - Various external alterations to Kings Wharf including new ground floor entrance on corner of Kings Road and Highbridge Wharf, canopy at first floor level, louvres at first to fourth floor level, removal of roof level rotunda and partial removal of ground floor entrance attached to Highbridge House, new cycle storage and associated works. Granted 30/10/17.
- 4.4 171429 - Various internal and external alterations to Highbridge House, including partial removal of existing attached entrance to Kings Wharf. Granted 30/10/17.
- 4.5 171864 - 1x non-illuminated fascia sign at ground floor level at junction of Kings Road and Highbridge Wharf. Granted 18/12/17.

#### **5. Public Consultation:**

- 5.1 Consultation letters were sent to nearby occupiers on 20/11/17. A site notice was erected on 23/11/2017, expiring on 14/12/2017. A press notice was published on 30/11/17, expiring on 21/12/17.
- 5.2 Reading CAAC was formally consulted on the application.
- 5.3 No responses have been received.

#### **6. Consultation Responses:**

6a. Environmental Protection: The noise assessment submitted has been carried out in accordance with BS4142:2014 and the methodology has been correctly applied. The assessment concludes that the specific noise level of the proposed plant will not exceed - 10dB below the background noise and the rating level does not exceed the background noise so adverse impact on the local noise climate is unlikely. EP therefore have no objections to the proposed plant.

## 6b: RBC Heritage Consultant:

### **Market Place and London Road Conservation Area Description**

The site is located within the Market Place/London Street Conservation Area Appraisal (Conservation Studio, 2007) which is the least homogenous of the four character areas but represents the transition from central core shopping area to other uses including hotel, casino and office uses towards London Street. The urban development around Jacksons Corner is located at a spacious cross-roads where curved late 19th century corner buildings such as 1-9 King's Road (Jacksons) and 2 Duke Street/25 King Street (Jacobs) have been designed to take account of their prominent location.

The storey heights in the Conservation Area range from 2 to 4 storeys, the higher buildings being located close to the town centre in Market Place. The features which are deemed to have a negative impact on Character Area 3 are:

- Noise and fumes from traffic;
- Garish shop signage (e.g. Davina's, 2 Duke Street);
- Nos. 14/16 King Street (Mothercare) is completely out of character with neighbouring historic buildings; and
- The historic architectural character has been much diluted by a high proportion of undistinguished modern developments.

### **Issues Design of new development**

Many of the 1960s and 1970s developments in the Conservation Area and as they pay little heed to their context and some have a notably negative effect on the character and appearance of the Conservation Area. More recent development within the Conservation Area has shown a marked improvement but design of new development remains a major issue. There has been much late 20<sup>th</sup> century redevelopment within the area and some modern buildings which, because of their design, scale and materials, have a negative effect on the special architectural interest of the Conservation Area (Conservation Studio, 2007).

### **Legislative and Planning Policy Framework**

#### **Planning (Listed Buildings and Conservation Areas) Act 1990**

Recent legal cases relating to issues of the setting of listed buildings have established that under section 70(3) the general power to grant planning permission under section 70(1) is expressly subject to sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 66(1), in the determination of applications affecting the setting of a Listed Building, states that:

*'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*

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

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

Under the Planning (Listed Buildings and Conservation Areas) Act 1990, fixtures and curtilage buildings, that is any object or structure which is fixed to the building or is within the curtilage and forms part of the land and has done so since before July 1948, are also treated as part of the building for the purposes of listed building control.

### **Conservation Areas**

Section 69 of the Act imposes a duty on local planning authorities to designate as Conservation Areas any '*areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'.

Recent legal cases have established that under section 70(3) the general power to grant planning permission under section 70(1) is expressly subject to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1) provides that the local authority has a statutory duty that:

*'with respect of any building or other land in a conservation area.....special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'*

### **Reading Borough Council Planning Policy**

Reading Borough Council Core Strategy CS33: Protection and Enhancement of the Historic Environment states:

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

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

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

Within para. 11.8 of the Core Strategy it also specifies that:

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

Local planning policy RC5 also reiterates that local heritage assets should be safeguarded and development must not only take account of them, but ensure it has "no adverse Impact" on them.

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

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

#### **RC5: DESIGN IN THE CENTRE**

*Applications for development within the Reading central area should demonstrate the following attributes:*

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

#### **National Planning Policy Framework**

In March 2012, the Government published the National Planning Policy Framework (NPPF), which replaced the National Planning Policy Statements (PPS) and Planning Policy Guidance (PPG). The NPPF sets out a presumption in favour of sustainable development and a key dimension of 'sustainability' is defined as '...protecting and enhancing our...historic environment' (DCLG et al, 2012, para 7).

The NPPF identifies heritage assets as:

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

Paragraph 132 states:

*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.*

Under paragraph 128, applicants for planning permission are required to describe the value of any heritage assets affected by a development, including any contribution made by their setting, at a level of detail proportionate to the assets' importance and sufficient to understand the potential impact of the proposal (positive and negative) on their value (DCLG et al, 2012, paras. 128); this information is provided in a heritage statement.

### **Planning Practice Guide (PPG)**

PPG states that local planning authorities may identify non-designated heritage assets and in some areas, these heritage assets may be identified as 'locally listed' (DCLG et al, 2014, para. 39). These identified heritage assets may include buildings, monuments, sites, places, areas or landscapes which have a degree of value meriting consideration in planning decisions but which are not formally designated heritage assets (DCLG et al, 2014, para. 39).

The PPG states under 'Why is 'significance' important in decision-taking?' that:

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

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

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

### **The Market Street Conservation Area**

The No. 20-30 Kings Road is outside of the Conservation Area but is directly attached to the Grade II Listed High Bridge House.

### **Listed Building**

High Bridge Wharf is a Grade II Listed building, located to the rear of Nos 18 and 20 Kings Road, which dates from the early 19th century. It is a detached building of three storeys and three bays with glazing bar sashes throughout. It is built of red brick with stone cills and stone courses over second floor to flat eaves. Hipped slate roof with four side chimneys. Projecting Greek Doric porch with fluted columns etc and entablature. Six panel door with plain rectangular overlight. The ground floor windows are blocked and sliding garage doors inserted between them.

Subsequent to the Listed Building description above the building has been refurbished and the inserted garage doors removed and the fenestration restored. The modern No. 20-30 Kings Road building was built as a very large office extension to High Bridge House. High Bridge House and its setting is now dominated by this incongruous, modern building.

### **Discussion**

The proposals consist of:

- installation of two new condensers to the old flat roof over the former reception area between the main building and Highbridge House, located on the existing modern 'link' building
- routing of the new services, ductwork, pipework etc. from the new M&E equipment that will be housed in the ceiling void above the shower area through the former doorway at ground floor level (that previously faced reception in the internal brickwork wall elevation) into Highbridge

House rather than via the window at first floor level as previously intended so the existing sash window will be retained

- routing of building services within Highbridge House through the existing plasterboard 'riser' beside the stair and the new ceiling void above the ground floor washrooms.
- construction of a new secondary free standing wall with cosmetic brick slips to carry cable runs

### **Conclusions**

The proposed rooftop services are proposed to be located on the roof of the modern link building and would not directly affect the listed building. Due to the height of the condensers and the screening effect of the surrounding parapet roofs, they would not be visible from street level or within the conservation area. The associated services would be carried within the existing modern service riser and so would not directly impact the listed building. However, the construction of a new secondary free standing wall with cosmetic brick slips to carry cable runs needs consideration in order to ensure its reversibility. The addition of fire resistant material to the existing sash window also need detailing to ensure its reversibility and minimise any damage the historic sash window.

There are, therefore, no objections in principle to the proposed works subject to the following conditions:

### **PARTITION WALL**

The consented internal partition wall within the Listed Building shall be constructed of timber studwork and shall be fully reversible.

*Reason: To accord with Reading Borough Council CS33 and for the purpose of ensuring that work is appropriate to the special architectural and historic interest of the Listed Building.*

### **FIRE RETARDATION TO SASH WINDOWS**

The new fire retardation measures applied to the sash window shall be fully reversible. Details of the proposed works 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.

*Reason: To accord with Reading Borough Council CS33 and for the purpose of ensuring that work is appropriate to the special architectural and historic interest of the Listed Building.*

### **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 Policy and Guidance**

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.

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, Sites and Detailed Policies Document and Central Area Action Plan) 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) (Altered 2015)**

- CS7 Design and the Public Realm
- CS33 Protection and Enhancement of the Historic Environment
- CS34 Pollution and Water Resources
- CS35 Flooding

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

- SD1 Presumption in Favour of Sustainable Development
- DM4 Safeguarding Amenity
- DM19 Air Quality

**Reading Centre Area Action Plan 2009**

- RC5 Design in the Centre

**Other relevant documents/guidance**

Market Place / London Street Conservation Area Statement

## **9. Appraisal**

The main issues are:

- a) Design, heritage assets and impact on the character and appearance of the surrounding area
  - b) Amenity - for future occupiers and impact on neighbours
  - c) Other matters - Flooding, air quality, contaminated land & CIL
- a) **Design, heritage assets and impact on the character and appearance of the surrounding area**

- 9.1 **As per the Heritage Consultant observations above**, the proposed plant is located on the roof of the modern link building between the listed Highbridge House and the modern Kings Wharf. Given the orientation of the buildings and the location of the plant (away from the street frontage) they would not be readily visible from the

public realm, including the neighbouring conservation area. Furthermore, they are not considered to directly affect the listed building.

- 9.2 In terms of the associated services, these would be carried within the existing modern service riser and so would not directly impact the listed building. However, the construction of a new secondary free standing wall with cosmetic brick slips to carry cable runs needs consideration in order to ensure its reversibility. Hence, this will be secured via condition as being constructed of timber studwork and be fully reversible. Details of the addition of a fire resistant material to the existing sash window will also be secured via condition, to ensure its reversibility and minimise any damage the historic sash window. With these conditions secured the proposals are considered appropriate from a design, heritage assets and impact on the character and appearance of the surrounding area perspective.

**b) Amenity - for future occupiers and impact on neighbours**

- 9.3 For future occupiers and existing nearby occupiers, EP officers are content with the noise report submitted with the application. It is considered necessary to include a condition that provides an opportunity for enforcement action to be taken should the plant be noisier than anticipated. With this secured, the proposed plant is not considered to result in significantly harmful noise or disturbance. The location of the plant is such that no other adverse amenity impacts are envisaged either, meaning the proposals are considered to comply with policy DM4.

**c) Other matters - Flooding, Air Quality, Contaminated Land & CIL**

- 9.4 Flooding - It is acknowledged that the application site is located within Flood Zone 2. However, owing to the nature of the proposed works (none at ground level), it is considered that this specific development would not reduce the capacity of the flood plain to store floodwater, would not impede the flow of floodwater and would not in any way increase the risks to life and property arising from flooding. Accordingly, the proposal is considered to comply with policy CS35.
- 9.5 Air Quality - Although the application site is located within an air quality management area, no change of use is proposed, Environmental Protection colleagues have not raised this matter as an issue and hence no additional adverse impacts are envisaged.
- 9.6 Contaminated land - part of the site is located with an area of potential contaminated land. However, given no intrusive works into the ground, no adverse impacts are envisaged.
- 9.7 CIL - It is confirmed that the proposal will not be CIL liable.
- 9.8 **Conclusion**  
It is considered that the proposals are acceptable for the reasons set out in this report.

**10. RECOMMENDATION:**

Grant Planning Permission subject to conditions.  
Grant Listed Building Consent subject to conditions.

**11. Conditions**

## 171815/FUL

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

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

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

D4-100 P2 - Proposed Ground Floor Plan, as received 14/11/17

D4-101 P2 - Proposed First Floor Plan, as received 14/11/17

D4-102 P2 - Proposed Second Floor Plan, as received 14/11/17

D4-103 P2 - Proposed Third Floor Plan, as received 14/11/17

D4-104 P2 - Proposed Fourth Floor Plan, as received 14/11/17

D4-105 P2 - Proposed Roof Plan, as received 14/11/17

D4-200 P2 - Proposed Northern and Western Elevations, as received 14/11/17

D4-201 P2 - Proposed Southern and Western Elevations, as received 14/11/17

D4-202 P2 - Proposed South and North East Elevation, as received 14/11/17

Planning Compliance Report by KP Acoustics Ref 16019.PCR.01.Rev.A, dated & received 01/11/17

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

3. The rating level of the plant/equipment hereby approved, L<sub>A</sub>r,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to sensitive facades, shall be at least 10dB below the existing background sound level, L<sub>A</sub>90,T when all plant/equipment (or any part of it) is in operation.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

## Informatives

1. 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.
2. The applicant is advised that an application for building regulations approval may be required.

3. The Local Planning Authority has worked positively and proactively with the applicant during the assessment of the application, to enable a positive officer recommendation to be made.
4. For the avoidance of doubt, the approved works relate solely to the installation of plant and associated works. Other works shown on the plans have already been approved as part of permission/consent refs 171428 & 171429 and do not form part of this permission.

**171816/LBC**

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

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

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

D4-100 P2 - Proposed Ground Floor Plan, as received 14/11/17

D4-101 P2 - Proposed First Floor Plan, as received 14/11/17

D4-102 P2 - Proposed Second Floor Plan, as received 14/11/17

D4-103 P2 - Proposed Third Floor Plan, as received 14/11/17

D4-104 P2 - Proposed Fourth Floor Plan, as received 14/11/17

D4-105 P2 - Proposed Roof Plan, as received 14/11/17

D4-200 P2 - Proposed Northern and Western Elevations, as received 14/11/17

D4-201 P2 - Proposed Southern and Western Elevations, as received 14/11/17

D4-202 P2 - Proposed South and North East Elevation, as received 14/11/17

Heritage Statement by KM Heritage dated November 2017, as received 20/11/17

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

3. The new fire retardation measures applied to the sash window shall be fully reversible. Details of the proposed works 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.

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

4. The consented internal partition wall within the Listed Building shall be constructed of timber studwork and shall be fully reversible.

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

Informatives:

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