

Classification: OFFICIAL



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

**APPLICATION TO VARY/REMOVE CONDITION UNDER SECTION 73 OF THE TOWN
AND COUNTRY PLANNING ACT 1990**

To: Colony Architects Ltd
250 South Oak Way
Green Park
Reading
RG2 6UG

Application No: 172264
Application type: Variation of Condition

Applicant: Hayward Nevitt

READING BOROUGH COUNCIL as Local Planning Authority hereby **GRANT** planning permission for the development as described below:-

Proposal: Extension and conversion of existing building to create 1 x studio, 6 x 1-bed flats, 3 x 2-bed flats and associated works including parking, amenity space and landscaping without complying with conditions 2 (approved plans), 3 (materials), 4(landscape), 6 (landscape maintenance), 7 (boundary treatment), 8 (Code for Sustainable Homes) and 11 (construction method statement) of planning permission ref. 141416/VARIAT to increase the number of units from 9 to 10 (as secured previously under planning permission ref. 11/00110), alterations to fenestration, relocation of cycle store to car park and alterations to car parking and landscaping layout.

At: County Arms Ph Watlington Street Reading RG1 4RT

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

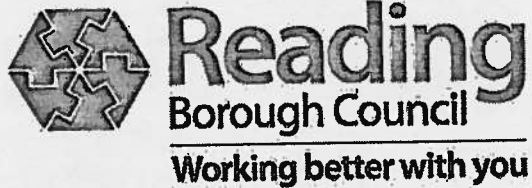
**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 14.11.18

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Application At: County Arms Ph Watlington Street Reading RG1 4RT

Application No: 172264

Application type: Variation of Condition

CONDITIONS & REASONS

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

- 02-20 P3 - Proposed Site Plan
 - 03-20 P - Proposed Lower Ground Floor Plan
 - 03-21 P - Proposed Ground Floor
 - 03-22 P - Proposed First Floor
 - 03-23 P2 - Proposed Second Floor
 - 03-24 P - Proposed Roof Plan
 - 90-20 P5 - Proposed Landscaping Plan Sheet 1 of 2
 - 90-21 P5 - Proposed Landscaping Plan Sheet 2 of 2
 - 90-22 P3 - Proposed Wall and Bin Store
 - 90-23 P3 - Cycle Store
 - 02-30 P - Construction Traffic Management Plan (CTMP)
- Received by the Local Planning Authority on 16th May 2018
- 05-20 P5 - Proposed Elevations
 - 03-21 P - Proposed Section B-B
- Received by the Local Planning Authority on 15th June 2018

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

2. The development hereby permitted shall not be carried out other than in accordance with the materials finishes set out the colony architects Building Materials Schedule ref. Con 3 - P2 received by the Local Planning Authority on 25th January 2018
Reason: in the interests of ensuring that the new development appears in keeping with the existing building or surrounding area in accordance with Policies CS7 and CS33

3. The development hereby permitted shall not be carried out other than in accordance with the hard and soft landscape works and maintenance details shown on drawings ref. 190-90-20 rev P5 and 190-90-21 rev P5 - Proposed Landscape Plan Sheets 1 and 2 received by the Local Planning Authority on 16th May 2018 and drawing ref. 1014/RH/VLS03 A - County Arms Refurbishment - Tree Pit Details. The approved landscaping works shall take place no later than during the first planting

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season following the date when the development hereby permitted is first ready for occupation.

Reason: to enhance the appearance of the development and to comply with Policy CS7

4. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7

5. The development hereby permitted shall not be occupied until the following boundary treatments have been provided:

i) Boulton Street: In accordance with drawing ref. 190-90-22 P3 - Proposed Wall and Bin Store received by the Local Planning Authority on 16th May 2018. Railings to be wrought iron 'Keswick' by Spagates - black paint finish

ii) Watlington Street: Railings and gate to be wrought iron 'Keswick' by Spagates - black paint finish in the position shown on drawing ref. 190-90-21 P5 - Proposed Landscape Plan Sheet 2 of 2 received by the Local Planning Authority on 16th May 2018

Reason: In the interests of the character and appearance of the surrounding area and conservation area in accordance with Policies CS7 and CS33

6. The dwellings hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with approved plan ref. 190-90-20 P5 - Proposed Landscape Plan Sheet 1 of 2 received by the Local Planning Authority on 16th May 2018. All the approved vehicle parking 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 Policies CS24 and DM12.

7. Demolition or construction works shall not take place outside 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays and not at any time on Sundays or Bank Holidays

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy DM4 of the Sites and Detailed Policies Document 2012 and Policy CS34 of the Reading Borough LDF Core Strategy 2008.

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8. The development hereby permitted shall not be carried out other than in accordance with the approved construction traffic management plan (CTMP) ref. 190-02-30 Rev P received by the Local Planning Authority on 16th May 2018 and the Colony Architects Construction Method Statement received by the Local Planning Authority on 18th December 2017.

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

9. Prior to occupation of the dwellings hereby permitted the secure and lockable bicycle storage spaces as shown on drawings ref. 190-90-20 rev P5 - Proposed Landscape Plan Sheet 1 of 2 and ref. 190-90-23 rev P3 - Cycle Store shall be provided and retained for the lifetime of the development.

Reason: To ensure adequate provision is made for travel to and from the site by sustainable alternatives to a motorcar in accordance with Policies CS22 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and SPD Revised Parking Standards and Design 2011.

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

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

INFORMATIVES

1. The occupiers of the residential units will not be entitled to an

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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 adopted Core Strategy Policy CS24 (Car/Cycle Parking). The site is located close to local facilities, with frequent public transport services on nearby roads. The parking permit conditions above place a requirement that the Council be notified of postal addresses of the residential units before occupation and that the occupiers/ transferees to be informed of the prohibition on entitlement to a car parking permit.

2. The LPA has worked positively and proactively with the applicant to enable a positive recommendation to be reached and in agreeing an extension of time.

3. A Section 106 legal agreement ref. 9828 is linked to this planning permission

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NOTES

APPEALS TO THE SECRETARY OF STATE

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

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

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

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

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

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

Purchase Notices

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