

DELEGATED APPLICATION REPORTS - Application No's: A) 171428/FUL & B) 171429/LBC

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

Proposals: A) 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.

B) Various internal and external alterations to Highbridge House, including partial removal of existing attached entrance to Kings Wharf

Applicant: The Royal London Mutual Insurance Society Ltd

Case officer: Jonathan Markwell

Date received (valid from): 04/09/2016

Target decision date: 30/10/2017

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 19th 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 full planning permission for 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 proposed works, it is intended for Kings Wharf and Highbridge House to become separate planning units (both within the Class B1 office use) - hence both are referenced in the site address to differentiate one from the other in the future. A range of internal works are also proposed to Kings Wharf, as shown on the plans. However, as Kings Wharf itself is not listed, permission is not required for these works.
- 2.3 Listed building consent is sought for various internal and external alterations to Highbridge House, including partial removal of existing attached entrance to Kings Wharf (as referenced above). The proposals are supported by a full schedule of works, as specified within the supporting design and access statement.
- 2.4 Prior to the registration of the application a number of additional / revised plans (fully showing the proposals) were submitted. During the course of the application some transport based clarifications were made and the Design & Access Statement was re-submitted to correct typographical errors.

3. Plans Considered:

D0-001 P1 - Location Plan, as received 16/08/17

D0-002 P1 - Existing Block Plan, as received 16/08/17

D2-100 P1 - Existing Ground Floor Plan, as received 16/08/17

D2-101 P1 - Existing First Floor Plan, as received 16/08/17

D2-102 P1 - Existing Second Floor Plan, as received 16/08/17

D2-103 P1 - Existing Third Floor Plan, as received 04/09/17

D2-104 P1 - Existing Fourth Floor Plan, as received 04/09/17

D2-105 P1 - Existing Roof Plan, as received 16/08/17

D2-200 P1 - Existing Northern and Western Elevations, as received 16/08/17

D2-201 P1 - Existing Southern Elevation, as received 16/08/17

D2-500 P1 - Demolition Ground Floor Plan, as received 16/08/17

D2-501 P1 - Demolition First Floor Plan, as received 16/08/17

D2-502 P1 - Demolition Second Floor Plan, as received 16/08/17

D2-505 P1 - Demolition Roof Plan, as received 16/08/17

D3-100 P2 - Proposed Ground Floor Plan, as received 04/09/17

D3-101 P2 - Proposed First Floor Plan, as received 04/09/17

D3-102 P2 - Proposed Second Floor Plan, as received 04/09/17

D3-103 P1 - Proposed Third Floor Plan, as received 04/09/17

D3-104 P1 - Proposed Fourth Floor Plan, as received 04/09/17

D3-105 P1 - Proposed Roof Plan, as received 16/08/17

D3-200 P2 - Proposed Northern and Western Elevations, as received 24/10/17

D3-201 P1 - Proposed Southern Elevations, as received 16/08/17

D3-205 P1 - Proposed façade sections, as received 04/09/17

D3-300 P1 - Proposed bike store, as received 04/09/17

Heritage Statement by KM Heritage, as received 16/08/17

Design & Access Statement by Orbit Architects dated 14/08/17, as received 16/10/17

Email from Orbit Architects Ref '1535 - Kings Wharf - Highways comments on planning application 171428', dated and received 16/10/17.

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 920215 - Conversion, restoration and extension of listed building to office use (LBC). Granted 29.6.1992
- 4.3 920676 - Restoration of listed building and conversion to office use (LBC). Granted 21.10.1993
- 4.4 992051 - Conversion restoration and extension of listed building to office use (LBC). Granted 14.7.1999
- 4.5 171214 - Decoration of existing masonry walls with new black masonry paint. Certificate of lawfulness issued 19/09/17.
- 4.6 171815 - 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, louvres to the first floor of the link building, new condensers, removal of roof level rotunda and partial removal of ground floor entrance attached to Highbridge House, new cycle/bin storage and associated works - Various internal and external alterations to Highbridge House. Application received 16/10/17, but yet to be registered.
- 4.7 171816 - 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, louvres to the first floor of the link building, new condensers, removal of roof level rotunda and partial removal of ground floor entrance attached to Highbridge House, new cycle/bin storage and associated works - Various internal and external alterations to Highbridge House. Application received 16/10/17, but yet to be registered.
- 4.8 171864 - Advertisement consent application. Application received 23/10/17, but yet to be registered.

5. Public Consultation:

- 5.1 Consultation letters were sent to nearby occupiers on 06/09/17. Site notices on the two street frontages were erected on 11/09/2017, expiring on 02/10/2017. A press notice was published on 14/09/17, expiring on 05/10/17.
- 5.2 Reading CAAC was formally consulted on the application.
- 5.3 No responses have been received.

6. Consultation Responses:

6a. Transport: Initial queries were raised in terms of the natural surveillance or more secure system proposed for cycle parking at the site. The applicant clarified that the car/cycle

parking would remain secure through a CCTV system. Accordingly, the final transport comments on the application are as follows:

The existing entrance is located on Highbridge Wharf between the main building (fronting on Kings Road) and Highbridge House. It is proposed to relocate the main entrance from its existing location to the corner with Kings Road with a new contemporary reception area behind.

There are no transport objections to the relocation of the main entrance providing as it is within the boundary line of the building and does not encroach onto the public highway or public footway. The doors open into the building and no changes are required to the existing footway to facilitate access into the building.

It does not appear that the canopy will project over the public footway, however, the applicant should be aware any structure overhanging the highway does require a licence under Section 177/178 of the Highways Act 1980.

Generally, we do prefer to see cycle storage located as close to the entrance as possible. However, we do consider other locations acceptable providing there is natural surveillance and CCTV. The applicant has confirmed that CCTV is proposed to overlook the car park and cycle areas which will ensure that the area remains secure. Therefore, in view of this I am happy to accept the proposed cycle parking provisions.

Suggested conditions on any consent

DC3 Bicycle parking space provided in accordance with approved plans

No building hereby permitted shall be occupied until the bicycle parking facility for that building has been provided in accordance with the approved plan. 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.

CO2 Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the local planning authority to provide for: (delete where inappropriate)

- space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided
- location on site for storage of plant and materials used in constructing the development
- the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- any footpath closures or road closures needed during construction
- wheel washing facilities on site
- a scheme for recycling waste resulting from the construction works

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the local planning authority.

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

Informatives

IF3 Highways

- i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
- ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

Canopies and structures overhanging the highway

Before the canopy/structure is erected a licence must be obtained, under Section 177/178 of the Highways Act 1980, for any part of it that overhangs the highway. A licence can be obtained from the Council's Highways section at 19 Bennet Road, Reading, RG2 0QX, telephone 0118 937 2138.

Incidental works affecting the highway

Any incidental works affecting the adjoining highway shall be approved and licenced by the Council's Highways section at 19 Bennet Road, Reading, RG2 0QX, telephone 0118 937 2138, before any development is commenced.

6b: RBC Heritage Consultant: No significant concerns regarding the application, although a number of typographical errors within the Design & Access Statement were noted. It is considered that a condition regarding details of the secondary glazing to first floor (item 6.4 on the scope of works) is necessary in this instance. This will be submitted to and approved in writing by the Council before the relevant part of the work is begun.

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)

- CS1 Sustainable Construction and Design
- CS2 Waste Minimisation
- CS5 Inclusive Access
- CS7 Design and the Public Realm
- CS10 Location of Employment Development
- 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
- CS35 Flooding

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

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

Reading Centre Area Action Plan 2009

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

Supplementary Planning Documents & other relevant documents/guidance

Revised Parking Standards and Design SPD (2011)
Market Place / London Street Conservation Area Statement

9. Appraisal

The main issues are:

- a) Land use matters
- b) Design, heritage assets and impact on the character and appearance of the surrounding area
- c) Amenity - for future occupiers and impact on neighbours
- d) Transport Issues
- f) Other matters - Flooding, sustainability, air quality & contaminated land

a) Land use matters

- 9.1 The proposals involve no change of use or increase in floor space (there is actually a small reduction in floor space as a result of the removal of the existing entrance). However, the internal alterations and repositioning of the entrance to Kings Wharf will facilitate Kings Wharf and Highbridge House being separated from one another. As such, they will become separate planning units. There are no in-principle land use issues with the proposed approach and this is welcomed in listed building terms too.

b) Design, heritage assets and impact on the character of the surrounding area

- 9.2 It is first relevant to note that in September 2017 a lawful development certificate was issued to paint Kings Wharf black (see relevant history above). This proposal continues the external refurbishment of the Kings Wharf building, with the following main works:
- 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 and specified space for waste storage
- 9.3 More specifically, the main element of the works is the repositioning of the office entrance to the corner of Kings Road and Highbridge Wharf, rather than the recessed located on Highbridge Wharf adjacent to Highbridge House. The proposed location is the natural position for the entrance to the building, providing a legible and welcoming entrance point to the building. The proposal at ground floor level is simple, with windows following the existing pattern in-between a double door entrance. The remainder of the works stem from this change. Between the ground and first floors the spandrel panels will be overclad with ridged sheet, with a painted white metal canopy running at first floor level. On the corner, to further help define the new entrance to the building, vertically placed painted white metal louvres (fins) are proposed. This also provides a degree of visual interest and softening of the existing green windows (when set within the context of the lawful black painting of the building). At roof level the somewhat bulky rotunda is removed (it is not considered to be essential in the composition of the building itself and is not particularly characteristic of the area), with the existing plant screen carried round in the place of the removed rotunda.
- 9.4 The relocation of the entrance means the existing entrance, connecting Kings Wharf to Highbridge House, can be reduced in footprint, with this now proposed to be a secondary access / emergency escape, as shown on the floor plan and revised elevation plan. At the same time the rear car park services are improved, with a dedicated cycle store and formal area for refuse/recycling.
- 9.5 It is considered that the proposed works would significantly update the façade of the building, in total providing a contemporary appearance which is of suitable high quality in itself. The building would undoubtedly become more strident in appearance, but it is considered that this would not be in a harmful manner. Furthermore, it is considered that the resultant appearance would complement the numerous other recent developments along Kings Road (both commercial and residential). Moreover, the works are not considered to significantly harm the setting of the neighbouring conservation area or heritage assets, such as the listed Highbridge House. Accordingly, the proposed works to ??
- 9.6 Turning to consider the proposed works to Highbridge House, these are predominantly internal and largely seek to remove modern additions to the building. Furthermore, new toilets (including a fully accessible toilet) are proposed at ground floor level, with new lighting and flooring proposed throughout. The Historic Buildings Consultant is satisfied with these proposals, subject to a condition seeking further details of secondary glazing proposed to serve the staircase. In overall terms it is considered that the proposals are appropriate in listed building / conservation area / other heritage asset terms. Hence, on this basis it is considered that the proposed works

comply with Policies CS7, CS33 and RC5 and national policy contained within the NPPF and associated guidance.

c) Amenity - for future occupiers and impact on neighbours

- 9.7 For future occupiers, it is considered that the reconfigured office accommodation at the site will represent improved space when compared with the existing. For example, the reception area will be more conveniently located and the cycle parking will be more formally provided. The proposals are not considered to result in any significantly adverse impacts on existing/future nearby occupiers amenity, subject to the transport recommended condition in relation to a construction method statement and a related condition concerning hours of work. As such, the proposals are considered to comply with policy DM4.

d) Transport Issues

- 9.8 As per section 6a above, the proposals are considered acceptable in relation to all transport related matters, subject to conditions. The precise wording of the recommended conditions have been tweaked to incorporate suitable trigger points and policy details.

e) Other matters - Flooding, Sustainability, Air Quality, Contaminated Land & CIL

- 9.9 Flooding - It is acknowledged that the application site is located within Flood Zone 2. However, owing to the nature of the proposed works, 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.
- 9.10 Sustainability - No change of use is occurring at the site, but nevertheless (in line with policies CS1 and DM1) the proposals have been designed to incorporate measures to adapt to climate change and show their sustainability credentials. The proposed external alterations will utilise suitable materials to achieve this.
- 9.11 Air Quality - Although the application site is located within an air quality management area, no change of use is proposed and therefore no additional adverse impacts are envisaged.
- 9.12 Contaminated land - part of the site is located with an area of potential contaminated land. However, given no intrusive works are proposed in this part of the site (the car park), no adverse impacts are envisaged.
- 9.13 CIL - It is confirmed that the proposal will not be CIL liable (no increase in floorspace is proposed).
- 9.14 **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

171428/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:

D0-001 P1 - Location Plan, as received 16/08/17

D0-002 P1 - Existing Block Plan, as received 16/08/17

D2-100 P1 - Existing Ground Floor Plan, as received 16/08/17

D2-101 P1 - Existing First Floor Plan, as received 16/08/17

D2-102 P1 - Existing Second Floor Plan, as received 16/08/17

D2-103 P1 - Existing Third Floor Plan, as received 04/09/17

D2-104 P1 - Existing Fourth Floor Plan, as received 04/09/17

D2-105 P1 - Existing Roof Plan, as received 16/08/17

D2-200 P1 - Existing Northern and Western Elevations, as received 16/08/17

D2-201 P1 - Existing Southern Elevation, as received 16/08/17

D2-500 P1 - Demolition Ground Floor Plan, as received 16/08/17

D2-501 P1 - Demolition First Floor Plan, as received 16/08/17

D2-502 P1 - Demolition Second Floor Plan, as received 16/08/17

D2-505 P1 - Demolition Roof Plan, as received 16/08/17

D3-100 P2 - Proposed Ground Floor Plan, as received 04/09/17

D3-101 P2 - Proposed First Floor Plan, as received 04/09/17

D3-102 P2 - Proposed Second Floor Plan, as received 04/09/17

D3-103 P1 - Proposed Third Floor Plan, as received 04/09/17

D3-104 P1 - Proposed Fourth Floor Plan, as received 04/09/17

D3-105 P1 - Proposed Roof Plan, as received 16/08/17

D3-200 P2 - Proposed Northern and Western Elevations, as received 24/10/17

D3-201 P1 - Proposed Southern Elevations, as received 16/08/17

D3-205 P1 - Proposed façade sections, as received 04/09/17

D3-300 P1 - Proposed bike store, as received 04/09/17

Email from Orbit Architects Ref '1535 - Kings Wharf - Highways comments on planning application 171428', dated and received 16/10/17.

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

3. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the local planning authority to provide for:

- a) space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided
- b) location on site for storage of plant and materials used in constructing the development
- c) the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- d) any footpath closures or road closures needed during construction
- e) wheel washing facilities on site
- f) a scheme for recycling waste resulting from the construction works

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the local planning authority.

Reason: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety in accordance with Policies CS20 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

- 4. Prior to the first use of the relocated ground floor reception area hereby approved, the bicycle parking facility for the building shall be provided in accordance with the approved plans. The facility shall be kept available for bicycle parking at all times thereafter.

Reason: To ensure that 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 Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

- 5. In connection with the implementation of this permission, no works shall take place outside the hours of 0800 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays. Works shall not take place outside these hours or at anytime on Sundays and Bank Holidays without the prior written approval of the local planning authority.

Reason: To protect the amenity of occupiers of existing nearby properties from noise and disturbance from works connected with implementing this permission, 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. Before the canopy/structure is erected a licence must be obtained, under Section 177/178 of the Highways Act 1980, for any part of it that overhangs the highway. A

licence can be obtained from the Council's Highways section at 19 Bennet Road, Reading, RG2 0QX, telephone 0118 937 2138.

3. Any incidental works affecting the adjoining highway shall be approved and licenced by the Council's Highways section at 19 Bennet Road, Reading, RG2 0QX, telephone 0118 937 2138, before any development is commenced.
4. The applicant is advised that an application for building regulations approval may be required.
5. 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.
6. There should be no burning of waste on the site. For further information about construction and demolition nuisance law please refer to the Environmental Health section of the Council's website.

171429/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:

D0-001 P1 - Location Plan, as received 16/08/17

D0-002 P1 - Existing Block Plan, as received 16/08/17

D2-100 P1 - Existing Ground Floor Plan, as received 16/08/17

D2-101 P1 - Existing First Floor Plan, as received 16/08/17

D2-102 P1 - Existing Second Floor Plan, as received 16/08/17

D2-105 P1 - Existing Roof Plan, as received 16/08/17

D2-200 P1 - Existing Northern and Western Elevations, as received 16/08/17

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D3-201 P1 - Proposed Southern Elevations, as received 16/08/17

Heritage Statement by KM Heritage, as received 16/08/17

Design & Access Statement by Orbit Architects dated 14/08/17, as received 16/10/17

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. Prior to commencement of the relevant part of the works, details of the following shall be submitted to and approved in writing by the Council:

- a) Plan, elevation and section drawings, with materials annotated, and method of fixing, of secondary glazing at first floor level of Highbridge House, at a minimum scale of 1:10;

The development shall not be carried out other than in full accordance with the approved details.

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.