



**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: RPS
140 London Wall
London
EC2Y 5DN

Application No: 170828
Application type: Variation of Condition

Applicant: 1-9 Kings Road LLP

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

Proposal: Preservation of building frontage to 1-9 Kings Road (incl. insertion of 3no. new windows); retention and enlargement of commercial space (ground floor and basement levels) and conversion of upper floors to 18 residential units. Demolition of commercial ancillary accommodation to rear and construction of new six storey residential block of 15 units plus creation of central courtyard as permitted by application 160849 but without complying with pre-commencement conditions 10, 12, 13, 15, 16, 18, 19 and 21 to allow demolition works to commence in advance of details being approved.

At: Jacksons Corner 1-9 Kings Road Reading RG1 3AS

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: 8 September 2017

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& Regulatory Services

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Application At: Jacksons Corner 1-9 Kings Road Reading RG1 3AS

Application No: 170828

Application type: Variation of Condition

CONDITIONS & REASONS

1. AMENDED CONDITIONS

10. i) The development hereby approved shall not be commenced, except for demolition, until full details of both hard and soft landscaping have been submitted to and approved in writing by the local planning authority. The details shall be in accordance with the landscaping principles within the approved drawings. The submitted details shall include:

a) pedestrian access and circulation areas, hard surfacing materials (designed to SuDS principles), outdoor structures and ancillary objects (lighting columns, outdoor seating, raised planters, railings etc); and

b) planting plans; written specifications (including cultivation, tree pits and other operations associated with plant establishment); schedules of plants, noting species (to be native and wildlife- friendly), plant sizes and proposed numbers/planting densities.

ii) All hard landscaping works shall be carried out in accordance with the approved details prior to first occupation of the development.

iii) All planting and other soft landscaping shall be provided before the end of the first planting season following the first occupation of the development.

Reason: To ensure provision and retention of suitable hard and soft landscaping in the interests of the appearance of the development and the character of the conservation area, and the amenity of future occupiers. In accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015); Policies DM4, DM10 and DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015) and Policy RC5 (Design in the Centre) of the Reading Central Area Action Plan 2009.

12. The development hereby approved shall not be commenced, except for demolition, until details of all boundary treatments, including gates, have been submitted to an approved in writing by the local planning authority. No part of the development shall be occupied until the boundary treatments have been provided, in full, in accordance with the approved details.

Reason: In the interests of the character of the conservation area, and the privacy and security of future occupiers. In accordance with Policies CS7 and CS33 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).



Date: 8 September 2017

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13. The development hereby approved shall not be commenced, except for demolition, until details of ecological enhancements, to include bird nesting opportunities on or within buildings and a timetable for their provision, have been submitted to and approved in writing by the local planning authority. The enhancements shall be provided, in accordance with the approved details and the approved timetable. Reason: To maintain and enhance the ecological value of the site in accordance with Policy CS36 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

15. i) Notwithstanding the drawings hereby approved, no existing timber vertical sliding sash window within the facade fronting High Street and the facade fronting Kings Road shall be removed or altered.

ii) The development hereby approved shall not be commenced, except for demolition, until details of secondary glazing units for all windows fronting High Street and fronting Kings Road and details of associated acoustically treated ventilation have been submitted to and approved in writing by the local planning authority. The glazing and ventilation details shall be installed in accordance with the noise attenuation and ventilation specifications recommended within the acoustic assessment (Ref. No. R/PNA/1/160411 by Auricl dated April 2016) submitted with the application. No dwelling containing a window that is the subject of this condition shall be occupied until the secondary glazing and ventilation has been provided in accordance with the approved details.

Reasons: (i) To preserve the heritage significance of the non- designated heritage asset and in the interests of the character and appearance of the conservation area and (ii) to reduce environmental noise to acceptable levels within the dwellings, in the interests of the amenity of future occupiers. In accordance with Policies CS7, CS33 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015) and Policy RC9 of the Reading Central Area Action Plan 2009.

16. Before any works of conversion or development commence, except for demolition, a scheme for limiting the transmission of noise between each residential unit of accommodation on the first floor and the commercial units on the ground floor shall be submitted to and approved in writing by the local planning authority.

Reason: To secure an acceptable scheme for noise attenuation to protect future occupants of the residential units from unreasonable noise disturbance emanating from adjoining accommodation.

18. No development, except for demolition, shall take place until a detailed scheme of sound insulation from external noise for the buildings in accordance with the glazing and ventilation specifications recommended within the acoustic assessment (Ref. No. R/PNA/1/160411 by Auricl dated April 2016) submitted with the application has been submitted to and been approved in writing by the local planning authority. All works



Date: 8 September 2017

Head of Planning, Development
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LEB



which form part of the approved scheme shall be completed prior to first occupation of the building and shall thereafter be retained in working order.

Reason: In order to protect the amenities of future occupants of the residential units from external noise disturbance.

19. No development, except for demolition, shall take place until an odour assessment has been carried out and a detailed odour management plan to include scale plans, odour control specifications and a maintenance plan has been submitted and approved. Reference shall be made to the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (January 2005) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the development shall not be carried out other than in accordance with the approved scheme unless the Local Planning Authority otherwise agrees in writing.

Reason: To safeguard the amenities of neighbouring premises and the area generally.

21. The development hereby approved shall not be commenced, except for demolition, until details and samples of the materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details.

Reason: In the interests of the character and appearance of the conservation area and the setting of listed buildings adjacent to the site, in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

2. ALL OTHER CONDITIONS OF PLANNING PERMISSION 160849 APPLY TO THIS PERMISSION; VIZ:

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 permission 160849 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 only: 1300 11 001 Existing Basement Plan

1300 11 002 Existing Ground Floor Plan

1300 11 003 Existing Upper Ground Floor Plan

1300 11 004 Existing First Floor Plan

1300 11 005 Existing Second Floor Plan

1300 11 006 Existing Third Floor Plan

1300 11 007 Existing Roof Plan

1300 11 008 Proposed Basement Plan

1300 11 009 Proposed Ground Floor Plan



Date: 8 September 2017

Head of Planning, Development
& Regulatory Services

LEB



1300 11 01 O Proposed First Floor Plan
1300 11 011 Proposed Second Floor Plan
130011 012 Proposed Third Floor Plan
1300 11 013 Proposed Fourth Floor Plan
1300 13 004 Existing & Proposed Section 7
Received on 6th May 2016
130010 001A Existing & Proposed Site Plans
130011 014A Proposed Fifth Floor Plan
1300 11 015 Proposed Roof Plan
1300 12 001A Proposed North & East Elevations
1300 12 002A Existing & Proposed South Elevation
1300 12 003A Existing & Proposed West Elevation
1300 13 001A Proposed Sections 1 & 2
1300 13 002A Proposed Sections 3 & 4
1300 13 003A Proposed Sections 5 & 6

Received on 12th October 2016

Reason: To clarify which drawings have been approved.

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

(A) The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1 :500.

(B) loading and unloading of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1 :500 (C) Storage of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1 :500

(D) The erection and maintenance of security hoarding/scaffolding if required.

(E) Wheel washing facilities

(f) Measures on site to control the deposition of dirt/mud on surrounding roads during construction.

(G) Footpath Closures/Road Closures needed during construction

(H) Traffic Management needed during construction.

(I) Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway).

(J) Measures to control dust and noise emanating from the site during demolition and/or construction.

No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.



Date: 8 September 2017

Head of Planning, Development
& Regulatory Services

LEB



The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the local Planning Authority.

Reason: In the interests of safety; air quality; protecting the amenity of local land uses and neighbouring residents; highway safety and to promote more sustainable approaches to waste management. In accordance with Policies CS2 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

4. The hours of noisy construction, demolition and associated deliveries shall be restricted to the hours of 0800 to 1800 on Mondays to Fridays, and 0900 to 1300 on Saturdays. Works shall not take place at any time on Sundays and Bank or Statutory Holidays without the prior written approval of the Local Planning Authority.

Reason: to protect occupiers of nearby residential properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015) and Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

5. The development hereby approved shall not be occupied until all bicycle storage spaces have been provided in accordance with the approved drawings and equipped with 'Sheffield' type cycle stands. The bicycle storage shall be retained, as approved, at all times thereafter solely for cycle storage purposes.

Reason: To ensure that adequate provision is made for travel to and from the site by sustainable alternatives to a motor car 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).

6. The development hereby approved shall not be occupied until all refuse and recycling bin stores and collection areas have been provided, in accordance with approved drawings. The bin stores and collection areas shall be retained, as approved, at all times thereafter solely for bin storage and collection purposes.

Reason: To ensure that adequate provision is made for the storage and collection of refuse, in accordance with Policies CS2 and CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

7. The residential units hereby approved shall not be occupied until the Council has been notified in writing of the full postal address of the units. Such notification shall be addressed to the Council's Planning Manager (Implementation) quoting the planning application reference specified in this Decision Notice.

Reason: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car



Date: 8 September 2017

Head of Planning, Development
& Regulatory Services

LEB



parking in the area in accordance With Policy 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).

8. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential units hereby approved the prospective occupier/transferee shall be informed of the prohibition on entitlement to a car parking permit. All material utilised for advertising or marketing the residential units for letting or sale shall make it clear to prospective tenants and occupiers that no parking permit will be issued by the Council to occupiers of the residential units.

Reason: In order that the prospective occupiers are made aware of the fact that they will not be 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 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).

9. Prior to occupation of the development details of how service vehicle deliveries to the site will be managed shall be submitted to and approved in writing by the local planning authority. Development shall take place in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of the safety and convenience of all highway users in accordance with Policy 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).

11. A landscaping management plan, including long term objectives, management responsibilities and maintenance schedules shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development. The landscape management plan shall be carried out as approved at all times thereafter.

Any trees or plants provided as part of the approved landscaping that within a period of five years after planting are removed, die, or in the opinion of the Local Planning Authority become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the species, size and number as originally approved. Reason: To ensure the long term management and maintenance of landscaped areas on the site, in the interests of the appearance of the development and the character of the conservation area, and the amenity of future occupiers. In accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008.

14. No development shall take place within the site until the applicant, or their agents, or their successors in title, has



Date: 8 September 2017

Head of Planning, Development
& Regulatory Services

LEB



secured and implemented a phased programme of archaeological work in accordance with a Written scheme of investigation, which shall have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved written scheme.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interests of protecting the archaeological heritage of the Borough. In accordance with Policy CS33 of the Reading Borough LDF Core Strategy 2008 {Altered 2015}.

17. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by this Council. The assessment shall be carried out for in accordance with 854141:2014 methodology. The predicted rating level, L_{Ar,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 no greater than 30 dBA when all

plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment. 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 Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

20. Mechanical ventilation heat recovery (MVHR) units shall be installed in all of the residential units of accommodation fronting High Street and King's Road in accordance with the recommendation Sc within the air quality assessment (by XC02 energy dated May 2016) submitted with the application.

Reason: In order to protect the amenities of future occupants of the residential units from poor external air quality.

22. No works of demolition or other alterations shall take place to the existing Stable Block identified as "pre-1870s .. and shaded grey in Appendix 1.2 'Building Dates Plan' of the submitted Heritage Statement Ref. 2238 by Heritage Collective dated May 2016, until a scheme for the assessment, dismantling and transfer of the Stable Block roof timbers by a timber frame specialist, to allow for their re-location where appropriate, has been submitted to and approved in writing by the local planning authority. No works shall take place other than in accordance With the approved scheme.

Reason: To allow for the historic significance of the stable block timbers to be preserved. In accordance With Policy CS33 of the Reading Borough LOF Core Strategy 2008 {Altered 2015}.

23. The existing 'Jacksons Comer' sign identified on approved drawings 130012 002A and 1300 12 003A dated 7.10.16 (and any subsequent replacement drawing approved by the local planning authority), shall be retained and maintained in its current position and form at all times hereafter and shall not be altered. Reason: To preserve the heritage significance of the non-designated heritage asset and in the interests of

Date: 8 September 2017

Head of Planning, Development
& Regulatory Services

LEB



the character and appearance of the conservation area. In accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

24. The commercial uses at ground floor shall not be carried out other than in a manner which maintains views into the building from each window fronting High Street and each window fronting Kings Road. Reason: To ensure that the maintain the active frontage to Duke Street in the interests of the character and appearance of the conservation area, the vitality of the town centre, and providing visual interest to the street. In accordance with Policy RC10 of the Reading Borough LDF Central Area Action Plan 2009 and Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

25. No dwelling within the new-build block at the rear of the site (units 1 & 2, 9 to 12, 19 to 22 and 29 to 33) shall be occupied until written evidence demonstrating that 50% of these dwellings achieve a minimum 19% improvement in emission rate over the target defined under the Building Regulations (Conservation of Fuel and Power) 2013 has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development contributes adequately towards environmental sustainability in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

26. No dwelling within the existing building to be converted shall be occupied until final BREEAM Domestic Refurbishment certificate has been submitted to an approved in writing by the local planning authority demonstrating that at least 50 percent of the dwellings comply with the 'Excellent' standard with the remainder achieving 'Very Good'; or that all units achieve 'Very Good' with a minimum score of 62.5 points.

Reason: To ensure that the development contributes adequately towards environmental sustainability in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

27. No dwelling within the new-build block to the rear (units 1 & 2, 9 to 12, 19 to 22 and 29 to 33) shall be occupied until evidence demonstrating that that each dwelling, as built, meets the Lifetime Homes standard, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development meets housing needs and provides for mixed and balanced communities by addressing requirements for people at different stages of life, in accordance with Policy OMS of the Sites and Detailed Policies Document 2012 (Altered 2015) and Policy CS15 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

28. The construction of the development, including ventilation and heating specifications shall be in accordance with submitted energy statement by XC02 energy dated May 2016.

Reason. To ensure sustainable energy use in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).



Date: 8 September 2017

Head of Planning, Development
& Regulatory Services

LEB



INFORMATIVES

1. This decision replaces conditions 10, 12, 13, 15, 16, 18, 19 and 21 on planning permission 160849 as granted on 10th March 2017. All other conditions on 160849 remain applicable and are unchanged.
2. The demolition works permitted relate to the following drawings: JC/14/PR/L122B and JC/14/PR/L160.
3. The Local Planning Authority has worked positively and proactively with the applicant to determine the application within the statutory timeframes for such applications.

Date: 8 September 2017



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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.