

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

APPLICATION FOR FULL PLANNING PERMISSION

To: Firstplan
Bramah House
65-71 Bermondsey Street
London
SE1 3XF

Application No: 170636
Application type: Full Planning Approval

Applicant: Honest Burgers Ltd.

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Change of use of Ground and Basement floors to Restaurant (Class A3) and associated rooftop plant.

At: Unit 2 3-5 King Street Reading

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: 1 August 2017



Head of Planning, Development
& Regulatory Services *J.P.M.*

Application At: Unit 2 3-5 King Street Reading

Application No: 170636

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this full planning decision.

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 permitted shall be carried out in accordance with the following approved plans:

Drawing No: Site Location Plan 2461/00.01

Drawing No: Block Plan 2461/00.02

Drawing No: Proposed Ground Floor GA 2461/04.01

Drawing No: Proposed Basement GA 2461/04.03

Drawing No: Proposed Roof Plan 2461/05.05

Planning Design and Access and Heritage Statement

Received 21st April 2017

Waste Strategy

Received 6th June 2017

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

3. The rating level of the plant/equipment hereby approved, LAr,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, LA90,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 Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).



Date: 1 August 2017

Head of Planning, Development
& Regulatory Services *J.B.M.*

4. The Waste Management shall only be carried in accordance with the Waste Strategy received 6th June 2017 unless otherwise agreed in writing by the local planning authority.

Reason: in the interest of the safety and convenience of all highway users and the amenities of neighbouring properties. Policies: CS2, CS34, DM4, DM12

5. The A3 use hereby permitted shall not commence until full details of a strategy to improve disabled person's access has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include such details as entrance alterations, ramps, lifts and WCs. The strategy shall include full details and additional drawings at 1:20 scale (as necessary) in order to demonstrate how such matters can be considered in relation to the Listed Building. Furthermore, no A3 use hereby permitted shall commence until the works described in the strategy have been complied with and they shall be retained in accordance with such thereafter.

Reason: to ensure that disabled access is achieved whilst minimising unnecessary intervention into the Listed Building. Policies: CS5, CS26, CS33

6. No development shall commence until written confirmation of a contract for removal of the anti-ram raid bollards (in front of the former location of the ATM machine on the Market Place frontage) has been submitted to and approved in writing by the Local Planning Authority. The A3 use shall not be occupied until the bollards have been removed and the hard surface area made good to match the existing material treatment in the Market Place.

Reason: in order to secure the removal of these redundant items of street furniture, which are now incongruous to the streetscene, to protect and enhance the character of the Listed Building and the Market Place/London Street Conservation Area and the building's function as a restaurant. Policies: CS7, CS33, RC14

7. No ancillary bar to the A3 use shall operate until a plan indicating the extent of any ancillary bar area for the A3 use has been submitted to and approved in writing by the Local Planning Authority. Such a plan shall indicate the part of the A3 use which shall be used as the area primarily for consumption of alcohol. The development shall thereafter be constructed in accordance with the agreed plan.

Reason: in order for the Local Planning Authority to control the extent of any bar function in the A3 use and any potential noise/disturbance, in the interests of the amenities of the area. Policies: CS34, DM4, RC8

8. No ancillary takeaway service to the A3 use shall operate until a written management strategy for any ancillary takeaway service has been submitted to and approved in writing by the Local Planning Authority. Such a strategy shall indicate the



Date: 1 August 2017

Head of Planning, Development
& Regulatory Services *J.B.M.*

extent of the service, how it will operate, likely percentage of all sales and arrangements for controlling litter.

Reason: in order to ensure that any take-away services remain ancillary to the main A3 use and that they do not cause noise/disturbance or anti-social behaviour. Policies: CS2, CS34, DM4, RC7

9. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), no A1 bulky goods or hire shop uses shall be permitted within the A3 floorspace (ground floor and its ancillary basement storage area) hereby permitted.

Reason: in order for the local planning authority to control the intensity of use of the site, in the interests of traffic generation and noise/disturbance, which could be detrimental to the amenities of the area and/or nearby occupiers. Policies: CS34, RC7, DM4, DM12.

10. In relation to the A3 use hereby permitted in respect of Unit 2 (east) on approved plan 2461/04.01 no customers shall be on the premises of the use hereby permitted outside the following times: 0800-2300 (Sunday-Wednesday) and 0800-0030 (Thursdays, Fridays and Saturdays).

Reason: in the interests of the amenities of neighbouring properties. Policies CS34, DM4, DM12

11. Notwithstanding the provisions of Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended), the A3 occupier of the ground floor unit hereby approved shall retain 'active window displays' along the length of the three frontages (without the installation of window vinyls, roller shutters, or similar).

Reason: in the interests of retaining a vibrant and attractive streetscene. Policies: CS7, RC10

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this planning permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any conditions attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

2. This planning permission does not allow the siting of tables and chairs outside the premises. A separate application for planning permission would be required, a



Date: 1 August 2017

Head of Planning, Development
& Regulatory Services *J.B.M.*

Pavement Café Licence (and may also involve a Variation of the Premises Licence). Any future occupier should contact the Council on these matters, should pavement seating be required. Further licences will be required for the provision of steps on highway on King Street, removal of the ATM bollards and works to High Street/Kings Street which will require temporary closure of the footway. Please note the Council's guidance on Highway Licences: <http://www.reading.gov.uk/transport>

3. A separate Premises/Entertainment Licence will be required.
4. The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
5. For further information about construction and demolition nuisance law the applicant is referred to: <http://www.reading.gov.uk/environmentalprotection>
6. These works will require separate approval under the Building Regulations. Please contact the Council's Building Control service for further advice on (0118) 937 2449.
7. Officers have worked positively and proactively to provide a recommendation for approval to be made within the agreed time period.
8. 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.



Date: 1 August 2017

Head of Planning, Development
& Regulatory Services *J.B.M.*

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.co.uk

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.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.