

DELEGATED APPLICATION REPORT

Address: 116, 117, 118 & 119 Broad Street and 19-22 Minster Street, Reading, RG1 2BE

Application No: 160464/VARIAT

Proposal: Variation of condition 2 (approved plans) of planning permission 151221 (erection of 2nd floor extension, roof plant, various façade alterations & associated works), namely for minor material amendments to enable the amalgamation of a retail unit at 118 Broad St into the demise of the proposed ground floor; alterations to Broad St shopfront, including provision of 2 fire escape doors & alteration in position of main entrance; provision of eight windows at proposed second floor level on Minster St elevation; altered servicing to Minster St; & enlarged roof plant area, provision of additional plant screen & provision of lift overrun at third floor.

Applicant: Primark Stores Ltd

Date received (valid from): 07/04/16

Target Decision date: Originally 02/06/16, but formal extension of time agreed with the agent (Planning Performance Agreement) until 14/10/16

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

- 1.1 The application site comprises a largely three-storey and basement building fronting onto the south side of Broad Street, adjacent to the pedestrianised junction with Cross Street (to the north). The building has a secondary frontage on Minster Street, where vehicular access to basement level servicing is provided. The building represents one of the largest (in terms of floorspace) retail units within the town centre and is presently under construction for various works approved in 2015 (see relevant history below), having previously been occupied by BHS (who vacated the site early in 2015). The application site also includes the existing ground floor retail units referred to as 119 Broad Street (most recently occupied by Crepe Affaire and 118 Broad Street (most recently occupied by Rollover Hot Dogs).
- 1.2 It is understood that the building was previously redeveloped in the late 1960's, into the general form and appearance which is seen until the 2015 permission was implemented. The largely concrete facades with projecting fins on both street frontages are considered to align with the design approach seen elsewhere in the town centre from this time, such as at Butter Market / Market Place. However, they are not considered to be of any particular architectural merit at the present time, close to half a century on from when they were first introduced.
- 1.3 The site is located within a designated Active Frontage (Broad Street elevation only), the Primary Shopping Area, the Office Core and the Central Core. It is also within an area of Archaeological Importance and Air Quality Management Area. The site is outside of a designated conservation area, but is in close proximity to two. First, St Mary's Butts / Castle Street Conservation Area extends as far as Minster Court, which is to the south-west of the application site. Secondly, Market Place / London Street Conservation Area is within 50m of the Broad Street frontage. As such, the application site is located within the setting of both

conservation areas. Furthermore, the site is also located in close proximity to a number of listed buildings located outside of these conservation areas. First, opposite the site to the south is the Grade II listed Telephone Exchange building (41 - 45 Minster Street). This is 3 storeys of red brick with stone dressings in an attenuated Georgian style. Meanwhile to the north, there is a Grade II group listing for 1-31 & 2-32 Queen Victoria Street, 148,149 & 150 Friar Street, 24-28 & 35-38 Broad Street. No. 24 Broad Street is opposite the application site to the north and is an early 20th century red brick Bank with large shaped pediment doorway on corner to Cross Street (occupied by Lloyds Bank).

- 1.4 The character of the surrounding area is largely retail in nature, with a variety of retail and other town centre uses on both Broad Street and Minster Street.

2. The Proposal & procedural background

- i. The applicant is seeking to vary condition 2 (approved plans) of planning permission 151221, which granted (following the completion of a s106 legal agreement) the erection of 2nd floor extension, roof plant, various alterations to Broad St & Minster St facades & associated works). More specifically, it is seeking a number of minor material amendments to the original permission, summarised as follows:
- The amalgamation of a retail unit at 118 Broad St into the demise of the proposed ground floor;
 - Subsequent alterations to Broad St shopfront, including the provision of 2 fire escape doors at either end of the shopfront & an alteration in the position of main entrance;
 - The provision of eight windows at proposed second floor level on the Minster St elevation;
 - Altered servicing arrangements in the area adjacent to the Minster Street entrance;
 - At third floor level the provision of an enlarged roof plant area, additional plant screen and a lift overrun.
- ii. The proposed plans also detail a number of internal changes, which do not in themselves require planning permission but are referenced here for the avoidance of future doubt:
- Internally at basement floor level the previously specified staff areas / stock rooms are now proposed to be sales floor space.
 - At first floor level in an area fronting Broad Street, a coffee shop, ancillary to the primary retail function, is proposed. This covers an area 146.52sqm in size (7.4m in depth and 19.8m in width)
 - The staff and stock areas will now be position at second floor level (in the Minster St half of the site)
- iii. As a result of these internal alterations, which essentially result in the further rationalisation of 'back of shop' spaces at the site and further roof plant areas, the amount of gross internal floorspace is increasing from the approved 6986sqm to 7771sqm (increase of 785sqm) and actual retail floorspace from the approved 5017sqm to 5599sqm (an increase of 582sqm). Aside from the increase in plant at roof level, there are no physical increases to the built form - instead it is utilising basement floor space not utilised in the original permission.
- iv. From a procedural perspective, relevant guidance from the NPPG is reproduced below:

Paragraph: 015 Reference ID: 17a-015-20140306

What is the effect of a grant of permission?

Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended.

A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged. Further information about conditions can be found in the [guidance for use of planning conditions](#).

As a section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the original permission. If the original permission was subject to a planning obligation then this may need to be the subject of a deed of variation.

Paragraph: 017 Reference ID: 17a-017-20140306

Is there a definition of 'minor material amendment'?

There is no statutory definition of a 'minor material amendment' but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.

Annex A: summary comparison table

Paragraph: 019 Reference ID: 17a-019-20140306

What is the application considered against?

Development plan and material considerations, under section 38(6) of the 2004 Act, and conditions attached to the existing permission. Local planning authorities should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission.

In what form must the decision be issued?

Grant: new decision notice describing the whole development and listing all conditions.
Refuse: decision notice listing reasons for refusal. Original permission with existing conditions remains in place.

3. Public Consultation

i. Neighbour Consultation

Site notices were erected expiring on 16/05/16. 12 neighbouring/nearby occupiers were also formally consulted via letter sent on 19/01/16, expiring on 10/05/16. No responses were received.

ii. Chair and Vice Chair of the Planning Application Committee and Abbey Ward Councillors

The above councillors were notified via email of the above application on 27/05/16, seeking any comments and agreement to the application being determined by officers under delegated powers by 07/06/16.

Cllr Page replied on 30/05/16, confirming contention with the proposal and the application being determined under delegated powers.

No other responses were received.

4. Consultations

i. Environmental Protection (EP) - The application does more clearly mark where plant is proposed to be located and screening of plant from the street, but it does not provide

an assessment of the predicted noise levels due to the proposed plant. EP have no objections to the proposed alterations to the previously consented scheme as applied for here, subject to the plant meeting the previously identified noise limit at the nearest noise sensitive receptors (as will be ensured by the previously attached conditions).

- ii. Transport - original comments - The proposals retain the existing service access from Minster Street, however, the loading area for the retail unit would be reduced in size and could only accommodate 1 HGV vehicle at any one time.

Minster Street has vehicle access restricted to buses, taxis and permit holders between 07:00-11:00 and 16:00-19:00 and forms part of the town centre bus stops. Given that deliveries will have to be scheduled outside of the restricted hours, Transport are concerned that the proposals do not allow for more than one delivery at a time which may result in vehicles waiting on Minster Street causing delay to bus services.

Therefore, Transport request that the applicant provides further information regarding the frequency and proposed delivery arrangements to ensure the proposals do not result in delivery vehicles waiting on Minster Street. Details of the current arrangements for the West Store should also be submitted. This information should be submitted in the form for a servicing and delivery strategy.

No further changes are proposed to the widening of the access approved under the full application (Drawing no. 15065/TK02 Rev A (Appendix 2 of the Transport Statement)).

The applicant submitted further information on 27/05/16, in the form of a Servicing and Delivery Strategy.

Following this, Transport provided the following final comments:

In support of the application, a servicing and delivery strategy has been submitted in relation to the frequency and proposed delivery arrangements for the new Primark store at 116-117 Broad Street to ensure that the proposals do not result in delivery vehicles waiting on Minster Street.

Primark have advised that the delivery schedule for the Broad Street store will be as follows:

- 2 x night-time deliveries between the hours of 20:30-22:00, Monday to Friday
- 2 x daytime deliveries, Monday to Friday - to be undertaken outside of the existing restrictions on Minster St (i.e. prior to 07:00 or between 11:00 - 16:00)
- 1 x delivery on Saturdays - outside of any restricted hours on Minster St

Minster Street has vehicle access restricted to buses, taxis and permit holders between 07:00-11:00 and 16:00-19:00 and forms part of the town centre bus stops. All the deliveries will be scheduled outside of the restricted hours and controlled from their Logistics Centre to ensure that no more than one vehicle is present on-site at any one time.

No further changes are proposed to the widening of the access approved under the full application (Drawing no. 15065/TK02 Rev A (Appendix 2 of the Transport Statement)).

Therefore, Transport officers are now happy with the variation of condition application, subject to a condition that the applicant complies with the servicing and delivery strategy.

5. Plans Considered

- i. The Council, in reaching its recommendation, has taken into consideration the following documents which will appear on the new decision notice:

09 Rev 5.1 - Location and Site/Block Plan, as received 07/04/16
15 Rev 5.3 - Proposed Section A-A, as received 10/03/16
102 Rev 3.0 - Plant Deck Section, as received 10/03/16
112 Rev 3.0 - Plant Deck Section Broad Street, as received 10/03/16
116 Rev 4.8 - Proposed Elevation - Broad Street, as received 07/04/16
117 Rev 4.3 - Proposed Elevations Minster Street, as received 10/03/16
409 Rev 3.5 - Proposed Basement Basement Extension Option, as received 10/03/16
410 Rev 3.5 - Proposed Ground Floor Basement Extension Option, as received 10/03/16
411 Rev 3.7 - Proposed First Floor Basement Extension Option, as received 10/03/16
412 Rev 3.4 - Proposed Second Floor Basement Extension Option, as received 10/03/16
413 Rev 5.2 - Proposed Third Floor Basement Extension Option, as received 10/03/16

And the following information, which has been submitted for this application but will not appear on the list of approved plans on the decision notice:

120 - Proposed Basement - Comparison Drawing, as received 10/03/16
121 - Proposed Ground Floor - Comparison Drawing, as received 10/03/16
122 - Proposed First Floor - Comparison Drawing, as received 10/03/16
123 - Proposed Second Floor - Comparison Drawing, as received 10/03/16
124 Rev 3.1 - Proposed Third Floor - Comparison Drawing, as received 10/03/16
125 Rev 3.1 - Proposed Broad Street Elevation - Comparison Drawing, as received 07/04/16
126 - Proposed Minster Street Elevation - Comparison Drawing, as received 10/03/16
The Corium Cladding System Brochure by Wienerberger, as received 13/04/16
NECS /SL 3018 - Plant Technical Information, as received 13/04/16
AHS Technical Specification Sheet AHS14354-01-B (45 pages), as received 13/04/16
Dra MES MSK001 Rev 3.0 - Mechanical Services Roof Plant Positions, as received 13/04/16
Servicing and Delivery Strategy by Milestone Transport Planning, dated May 2016, as received 27/05/16.

6. Relevant Planning History

- 151221/FUL - Erection of second floor extension, roof level plant, various alterations to Broad Street and Minster Street facades and associated works. Granted following completion of s106 legal agreement 13/11/15.

- 151241/ADV - Display of 4 fascia signs & 2 projecting signs to Broad Street elevation and 4 fascia signs & 1 projecting sign to Minster Street elevation (all internally illuminated) (amended description). Granted 16/11/15.

- 152047/APPCON - Discharge of condition 5 (Construction Method Statement) of planning permission 151221. Discharged 15/01/16.

- 152057/APPCON - Discharge of condition 3 (materials) of planning permission 151221. Discharged 11/01/16.

160031/VARIAT - Variation of conditions 6 (Construction Hours) and 7 (Noise assessment) of planning permission 151221 to widen the hours to carry out works and to allow the noise assessment to be approved prior to the first use of the second floor extension rather than prior to any development. Granted 24/05/16.

- 160100/ADV - Display of 5 internally illuminated fascia signs to Broad Street elevation. Withdrawn 07/03/16.

- 160143/NMA - Non-material amendments to planning permission 151221 for: Amalgamation of retail unit at 118 Broad Street into the demise of the proposed ground floor; alterations to Broad Street shopfront, including provision of 2 fire escape doors and alteration in position of main entrance; provision of eight windows at proposed second floor level on Minster Street elevation; and, enlarged roof plant area, provision of additional plant screen and provision of lift overrun at third floor level. Withdrawn 02/03/16.

- 160564/ADV - Display of 3 internally illuminated fascia signs to ground floor Broad Street elevation. Granted 27/05/16.

- 160567/ADV - Display of 2 internally illuminated fascia signs to the upper floors of the Broad Street elevation. Refused 27/05/16.

- 161489/CLP - Use at part first floor as ancillary coffee shop (Class A1). Granted 5/10/16

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 Guidance

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. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework 'Core Strategy' 2008 (Altered 2015), Central Area Action Plan 2009 and 'Sites and Detailed Policies Document' 2012 (Altered 2015).

As per the NPPG, the local planning authority should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission.

The 'National Planning Policy framework' ('NPPF') 2012 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) 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 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

9. Relevant Policies

The application has been assessed against the following policies:

National
National Planning Policy Framework;
National Planning Policy Guidance;

Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015)

CS1 Sustainable Construction and Design
CS2 Waste Minimisation
CS3 Social Inclusion and Diversity
CS4 Accessibility and the Intensity of Development
CS5 Inclusive Access
CS7 Design and the Public Realm
CS9 Infrastructure, Services, Resources and Amenities
CS20 Implementation of the Reading Transport Strategy
CS24 Car / Cycle Parking
CS25 Scale and Location of Retail, Leisure and Culture Development
CS26 Hierarchy of Centres
CS33 Protection and Enhancement of the Historic Environment
CS34 Pollution and Water Resources
CS38 Trees, Hedges and Woodlands

Reading Centre Area Action Plan 2009

RC5 Design in the Centre
RC6 Definition of the Centre

RC10 Active Frontages

Sites and Detailed Policies Document 2012 (Altered 2015)

- SD1 Presumption in Favour of Sustainable Development
- DM1 Adaptation to Climate Change
- DM2 Decentralised Energy
- DM3 Infrastructure Planning
- DM12 Access, Traffic and Highway Related Matters
- DM19 Air Quality
- DM23 Shopfronts and Cash Machines

Reading Borough Council Supplementary Planning Documents

- Employment, Skills and Training SPD (2013)
- Revised Parking Standards and Design SPD (2011)
- Revised SPD on Planning Obligations under Section 106 (2015)
- Sustainable Design and Construction SPD (2011)

Other relevant documentation

- St Mary's Butts / Castle Street Conservation Area Appraisal 2008
- Market Place / London Street Conservation Area Appraisal 2007

10. Appraisal

It is considered that the simplest and most efficient means of assessing the proposed changes is to firstly assess the impact of each of the proposed changes individually.

- The amalgamation of a retail unit at 118 Broad St into the demise of the proposed ground floor

The proposals will result in the amalgamation of a small retail unit at ground floor level (118 Broad St - most recently Rollover Hot Dogs) to the demise of the proposed occupier. At the time of permission 151221, this also involved the amalgamation of 119 Broad Street - most recently Crepe Affaire) to the demise of the proposed occupier. As was considered the case at the time of permission 151221, given the site is not located within one of the designated 'small shop units' detailed by policy RC11, there is considered to be no policy basis to resist this.

- Subsequent alterations to Broad St shopfront, including the provision of 2 fire escape doors at either end of the shopfront & an alteration in the position of main entrance

As a result of this amalgamation, the Broad St shopfront is being altered accordingly. It follows the same general approach as previously, although it is now proposed for there to be two (rather than three) display windows. This is as fire escape doors are now proposed at either end of the Broad Street façade. These doors, although utilitarian in appearance and form, are considered appropriate. As was the case at the time of permission 151221, the proposed shopfront is considered to be appropriate in design and heritage terms, consistent with Policies CS7, CS33, DM23, RC5 and RC10.

- The provision of eight windows at proposed second floor level on the Minster St elevation

Given the internal layout changes proposed (the relocation of the staff areas from basement to second floor level), the scheme now seeks to create eight windows at second floor level on the Minster Street elevation. These are aluminium framed double glazed windows designed to comply with the necessary building regulations. Although there are no windows proposed at first floor level (meaning these windows will not particularly align with any established character of fenestration - although they have been positioned to align with the vertical emphasis of the first floor design), the necessity of the windows owing to the internal reconfiguration means they are considered to be satisfactory in this specific instance. From a design / heritage perspective the proposals will not have any greater impact than that considered appropriate at the time of the 151221 permission. In terms of amenity impacts, it is considered that the non-residential use of the application site building, and the distances/orientation/changes in height when compared with the nearby residential properties on Minster Street, means no significant amenity impacts would occur as a result of the proposed windows.

- Altered servicing arrangements in the area adjacent to the Minster Street entrance

Following clarifications during the course of the application, transport officers are content that the proposals would not impinge on the use of Minster Street and are satisfied with the proposals.

- At third floor level the provision of an enlarged roof plant area, additional plant screen and a lift overrun

A number of works are proposed at roof level, including an increased size plant area, relocated plant, an additional plant screen and a lift overrun. On the Minster St side of the site, the approved plant screen is maintained and is not proposed to be altered. The lift overrun, on the eastern side of the building, is centrally located 21m back from the Minster Street elevation. As such, this will not be visible from the public realm. Further plant is proposed towards the Broad Street elevation, but the majority of this is to be screened 22m back from the Broad Street façade. As such, it is again considered that there will be no visual impact from the public realm. Plant is also proposed to be located closer to the west boundary (John Lewis). However, EP officers are content with the information provided and seek for the same conditions as previously added to be included in this decision. Therefore, on the basis of the above, no concerns are raised in relation to this element of the proposals.

- Internally at basement floor level the previously specified staff areas / stock rooms are now proposed to be sales floor space.

It is not considered that this change would alter the overall quality of retail accommodation at the site. Furthermore, as set out in section 2 above, it will result in an increase in retail sales space at the site, which is welcomed.

- At first floor level in an area fronting Broad Street, a coffee shop, ancillary to the primary retail function, is proposed. This covers an area 146.52sqm in size (7.4m in depth and 19.8m in width)

The proposed 'in house' café is considered to be ancillary to the primary retail use. This is primarily owing to its location (integral within the building) and limited size (within the context of the unit as a whole). Given its location at first floor level it is not considered to represent (or be capable of being) a separate planning unit. It is not considered appropriate to secure separate conditions in relation to hours or waste in light of this. It is also considered that any external plant/ventilation will be covered by the existing conditions without them needing to be refined.

- The staff and stock areas will now be position at second floor level (in the Minster St half of the site)

With the windows provided (as discussed separately above), this will improve the conditions for employees, when compared with the basement floor location of such facilities in permission 151221.

Overall conclusion

It is considered in overall terms that the proposed changes are acceptable. Furthermore, in line with the NPPG, cumulatively the proposals can be considered to be 'minor material amendments', as both individually and collectively (by virtue of scale and/or nature considerations) they are considered to result in a development which is not substantially different from the one which was originally approved.

Procedural points - Deed of variation to the s106 Legal Agreement

As per the NPPG advice, given that this application effectively grants a new permission at the site, it is considered necessary to secure a deed of variation to the s106 legal agreement secured as part

Recommendation

Grant variation of condition 2 subject to the completion of a deed of variation s106 legal agreement.

In line with the NPPG, all of the original conditions (as part of 151221) are reproduced below in **green**, with the now proposed conditions (bearing in mind the NPPG and subsequent applications / approvals since this point in time - as per the relevant history section above) below in **blue**. Officer notes explaining the changes are detailed in **red**.

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 as amended by the Planning and Compulsory Purchase Act 2004.

Permission 151221 has already been implemented - no time limit condition is necessary.

No equivalent condition - Permission 151221 has been implemented within three years of 13/11/2015. Therefore condition 1 of the original permission (Ref 151221) is no longer relevant.

2. The development hereby permitted shall not be carried out other than in accordance with the following drawings;

09 Rev 4.1 - Location and Site/Block Plan, as received 13/07/15
15 Rev 4.1 - Proposed Section A-A, as received 13/07/15
102 Plant Deck Section, as received 13/07/15
116 Rev 4.5 - Proposed Elevations Broad Street, as received 23/09/15
117 Rev 4.2 - Proposed Elevations Minster Street, as received 21/09/15
209 Rev 4.1 - Proposed Basement Scope of works, as received 13/07/15
210 Rev 4.3 - Proposed Ground Floor Scope of works, as received 13/07/15
211 Rev 4.2 - Proposed First Floor Scope of works, as received 13/07/15
212 Rev 4.2 - Proposed Second Floor Scope of works, as received 13/07/15
213 Rev 4.1 - Proposed Third Floor Scope of works, as received 13/07/15

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

The development hereby permitted shall not be carried out other than in accordance with the following drawings;

09 Rev 5.1 - Location and Site/Block Plan, as received 07/04/16
15 Rev 5.3 - Proposed Section A-A, as received 10/03/16
102 Rev 3.0 - Plant Deck Section, as received 10/03/16

112 Rev 3.0 - Plant Deck Section Broad Street, as received 10/03/16
116 Rev 4.8 - Proposed Elevation - Broad Street, as received 07/04/16
117 Rev 4.3 - Proposed Elevations Minster Street, as received 10/03/16
409 Rev 3.5 - Proposed Basement Extension Option, as received 10/03/16
410 Rev 3.5 - Proposed Ground Floor Basement Extension Option, as received 10/03/16
411 Rev 3.7 - Proposed First Floor Basement Extension Option, as received 10/03/16
412 Rev 3.4 - Proposed Second Floor Basement Extension Option, as received 10/03/16
413 Rev 5.2 - Proposed Third Floor Basement Extension Option, as received 10/03/16

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

This condition has been updated to reflect the plans submitted in this application.

3. No development shall take place until details of all 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 safeguarding the character and appearance of the building and the wider immediate area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Borough LDF Reading Central Area Action Plan 2009.

The development shall be carried out in accordance with the material details shown on the following documents received on 18/11/2015 and approved as part of 152057/APPCON on 11/01/2016:

Primark, Broad Street, Reading - External Facing Materials, by 3d Architects
Primark Reading Proposed Finishes

Reason: In the interests of safeguarding the character and appearance of the building and the wider immediate area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Borough LDF Reading Central Area Action Plan 2009.

Condition 3 of permission 151221 was discharged through application 152057. As such, the documents approved as part of that discharge of condition application is referenced above in the reworded condition.

4. The first and second floor level glazing on the Broad Street elevation hereby approved shall remain clear glazed.

Reason: In the interests of safeguarding the character and appearance of the building and the wider immediate area, including the setting of nearby listed buildings, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Borough LDF Reading Central Area Action Plan 2009.

The first and second floor level glazing on the Broad Street elevation hereby approved shall remain clear glazed.

Reason: In the interests of safeguarding the character and appearance of the building and the wider immediate area, including the setting of nearby listed buildings, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Borough LDF Reading Central Area Action Plan 2009.

No change to this condition is considered to be necessary.

5. 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 on site to control noise, dust and any bonfires on site during construction.

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, 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), Policy RC9 of the Reading Borough LDF Reading Central Area Action Plan 2009 and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

The approved Construction Method Statement, as per Primark Reading Construction Management Plan by Mace, Revision 5, dated and received on 11/01/16, shall be adhered to throughout the development process unless agreed otherwise 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), Policy RC9 of the Reading Borough LDF Reading Central Area Action Plan 2009 and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

Condition 5 of permission 151221 was discharged through application 152047. As such, the document approved is referenced above in the reworded condition.

6. 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).

In connection with the implementation of this permission, no works to the Minster Street façade 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.

In connection with the implementation of this permission, no works to the Broad Street façade shall take place outside the hours of 0800 to 1800 Mondays to Sundays. Works shall not take place outside these hours or at anytime without the prior written approval of the local planning authority.

In connection with the implementation of this permission, internal works shall be restricted to the hours of 0800 to 1800 Mondays to Sundays, with the exception of noise generating works likely to impact on the party wall with neighbouring John Lewis, which shall be restricted to between the hours of 1800 to 0600 Monday to Friday. Works shall not take place outside these hours or at anytime on 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).

Condition 6 was varied by application 160031/VARIAT, as granted on 24/05/16. The wording above is as granted by 160031/VARIAT.

7. A noise assessment shall be carried out for the proposed roof plant in accordance with BS4141:2014 methodology for approval prior to commencement of the development. The predicted rating level, L_{Ar},T_r (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_{A90},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).

A noise assessment shall be carried out for the proposed roof plant in accordance with BS4141:2014 methodology for approval prior to the first use of the second floor extension hereby approved. 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 at least 10dB below the existing background sound level, L_{A90,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).

Condition 7 was varied by application 160031/VARIAT, as granted on 24/05/16. The wording above is as granted by 160031/VARIAT.

8. Automatic time clocks shall be fitted to the equipment/machinery hereby approved, prior to the first operation of the plant to be installed, to ensure that the plant/equipment does not operate between 21.00 hrs and 07.00 hrs. The timer equipment shall be properly maintained and retained permanently thereafter.

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).

Automatic time clocks shall be fitted to the equipment/machinery hereby approved, prior to the first operation of the plant to be installed, to ensure that the plant/equipment does not operate between 21.00 hrs and 07.00 hrs. The timer equipment shall be properly maintained and retained permanently thereafter.

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).

No change to this condition is considered to be necessary.

9. Prior to the first use of the second floor extension hereby approved, a final BREEAM certificate shall be submitted to and approved, in writing, by the Local Planning Authority, demonstrating that the extended part of the building achieves at least a 62.5% 'Very Good' rating.

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) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

Prior to the first use of the second floor extension hereby approved, a final BREEAM certificate shall be submitted to and approved, in writing, by the Local Planning

Authority, demonstrating that the extended part of the building achieves at least a 62.5% 'Very Good' rating.

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) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

No change to this condition is considered to be necessary.

10. The development will be carried out in accordance with the details hereby approved in the Energy Statement by CHB Sustainability, Ref CHBS-YX-15018-1, dated 12/06/15, as received 13/07/15.

Reason: To ensure that the development contributes adequately towards environmental sustainability through energy measures, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

The development will be carried out in accordance with the details hereby approved in the Energy Statement by CHB Sustainability, Ref CHBS-YX-15018-1, dated 12/06/15, as received 13/07/15.

Reason: To ensure that the development contributes adequately towards environmental sustainability through energy measures, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

No change to this condition is considered to be necessary.

Furthermore, it is considered necessary to include the following additional condition as a result of the amendments proposed.

11. The development will be carried out in accordance with the details hereby approved in the Servicing and Delivery Strategy by Milestone Transport Planning, dated May 2016, as received 27/05/16.

Reason: To ensure that the servicing and deliveries to the development site are suitably managed, do not cause harm to highway safety or impact on the amenity of local land uses, in accordance with Policies CS2 and CS20 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).

Informatives:

1. The conditions above have been worded with reference to the original permission (Ref 151221/FUL) and the following subsequent applications determined at the site:

Ref 152047/APPCON - condition 5 (construction method statement) discharged 15/01/16.

Ref 152057/APPCON - condition 3 (materials) discharged 11/01/16.

Ref 160031/VARIAT - Variation of conditions 6 (Construction Hours) and 7 (Noise assessment) granted 24/05/16.

In relation to the conditions included as part of this permission, details in respect of conditions 7 (Noise Assessment) and 9 (BREEAM) will be required to be submitted prior to the first use of the approved second floor extension.

2. The Local Planning Authority has worked positively and proactively with the applicant to address issues raised during the course of the application and determine the application in a timely manner.
3. 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.
4. 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 be made aware 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 at http://www.reading.gov.uk/media/1764/Guidance-Notes-for-Activities-on-the-Public-Highway/pdf/Guidance_Notes_for_Activities_on_the_Public_Highway_February_2016.pdf
5. There should be no burning of waste on the site.

For further information about construction and demolition nuisance law please refer to: <http://www.reading.gov.uk/article/8042/Report-nuisance>

6. A Section 106 Legal Agreement and deed of variation relates to this site, linked to this (Ref No. 4233) and the original permission (Ref No. 4159). A full copy of the agreements are available on the Public Register held by Reading Borough Council.
7. The applicant is advised that an application for building regulations approval may be required.