

DELEGATED APPLICATION REPORT - Application No: 151619/FUL and 151620/LBC

Address: 19 Bridge Street Reading

Proposal: Proposed change of use from Class B1 office to class A3 restaurant with associated minor internal and external modifications, including outside seating area and installation of external plant units and ventilation equipment.

Case officer: Matthew Burns

Site Description and Surrounding Area:

The application relates to a two storey building on the east side of Bridge Street. The building is currently vacant but was most recently in use as B1 offices. The building has an existing gated access and service yard accessed from Bridge Street.

Adjacent to the north of the site is the entrance to Holy Brook car park, whilst beyond this are two bars. To the south of the site is the rear of the House of Fraser store. Reading Borough Council offices are opposite the site to the west whilst to the rear is the large Oracle Shopping Centre.

The building is Grade II Listed. The Historic England description of the building is:

BRIDGE STREET 1. 5128 (East Side) No 19 (Seven Bridges House) (Formerly listed as Lynden House) SU 7173 SW 2/30 22.3.57. 2. Early C19. Attributed by Pevsner to Soane but this is probably an error. 2 storey villa. Brick with stucco string between ground and 1st floors, stucco cornice, parapet and hipped slate roof. 5 windows on 1st floor, glazing bar sashes with moulded architraves (spoiled by poor double glazing). 4 windows and central door on ground floor with double panelled doors and radiating fanlight over. Greek Doric portico with fluted columns and pilasters supporting and plain cornice; panelled soffit. Interior altered but enriched ceiling cornice kept on ground floor.

The site is located within the Central Core and Primary Shopping Area of the Town Centre and is located within Flood Zone 2. The surrounding area comprises of a range of different uses and contains buildings of mixed character. The site is outside of, but in close proximity to, St Mary Butts / Castle St Conservation Area (to the north).

Proposal:

The proposal seeks planning permission and listed building consent for proposed change of use from Class B1 office to class A3 restaurant with associated minor internal and external modifications, including outside seating area and installation of external plant units and ventilation equipment. It is proposed to retain the rail gated entrance from Bridge Street to the front of the site.

The proposed external changes to the building are the installation of two extract vents to the rear elevation roof gable, conversion of an existing ground floor window to the south flank elevation of the building to form an access door and steps and enlargement of a rear access door to the building to create a wheelchair accessible doorway.

Surrounding the building additional external plant units are proposed adjacent to the rear elevation, whilst the seating area adjacent to the south flank elevation would involve the siting of moveable benches and planters. A small enclosed bin store area is proposed adjacent to the rear elevation of the building in the north corner of the site.

There are no changes proposed to the basement which would provide an ancillary storage area.

It is proposed that the ground floor of the building would accommodate a bar area, customer dining area and toilets.

At ground floor level enlarged openings are proposed off the main entrance hall to create double openings, rather than the existing single door entrances to the rooms either side the main entrance hall. To the west side of the ground floor of the building a bar and seating area would be created. Meanwhile to the east side a restaurant seating area would be formed. On the east side it is also proposed to enlarge the room by forming a casement opening through an existing wall, through to a smaller room to the north. Two internal fireplaces are to be reinstated in the existing chimney breasts on either side of the building.

Existing A/C units to walls are to be retained.

Reconfiguration of the existing kitchen and WC's is proposed with the small kitchen to be relocated upstairs and a small internal wall to be added to create an additional toilet cubicle.

Frameless glass balustrades are proposed to the internal of the tall front sash windows and shutters which are to be retained.

It is proposed that the first floor of the building would accommodate the kitchen, further bar and customer dining areas.

At first floor level it is proposed to form two openings in the walls from the large full width dining room at the front of the building through to what would be the kitchen (viewing window) and a small bar serving area. Two internal fireplaces are to be reinstated in the existing chimney breasts either side of the building.

New internals would be added to the existing rooms at the rear of the building to form the small bar room, single stable style door opening and pot wash room in what is proposed to be the kitchen.

It was initially proposed to widen the existing single doorway from the first floor landing to the proposed kitchen to form a double doorway. However, following comments from the conservation officer the first floor drawings have been amended to retain the existing single door opening. No other openings are proposed to this wall.

Within the kitchen extract units would duct up into the loft and to the vents proposed to rear elevation roof gable.

Existing A/C units to roof and walls are to be retained.

Throughout the building existing modern telecom additions associated within the former office use of the building are to be removed and made good.

Plans Considered:

Drawing no. 1015.10.01.Exg.001 - Existing Site Location Plan

Drawing no. 1015.10.01.Exg.002 - Existing Site Plan

Drawing no. 1015.10.01.Exg.021 rev B - Existing Basement Plan

Drawing no. 1015.10.03.Plnl.021 - Proposed Basement Plan

Drawing no. 1015.10.01.Exg.022 rev C - Existing Ground Floor Plan

Drawing no. 1015.10.01.Exg.023 rev C - Existing First Floor Plan

Drawing no. 1015.10.01.Exg.025 - Existing Roof Plan

Drawing no. 1015.10.03.Plnl.025 - Proposed Roof Plan

Drawing no. 1015.10.01.Exg.060 rev B - Existing Front Elevation

Drawing no. 1015.10.03.plnl.060 - Proposed Front Elevation

Drawing no. 1015.10.01.Exg.061 rev A - Existing Side Elevation (South East)

Drawing no. 1015.10.03.Plnl.061 - Proposed Side Elevation (South East)

Drawing no. 1015.10.01.Exg.063 rev A - Existing Rear Elevation

Drawing no. 1015.10.03.Plnl.063 rev A - Proposed Rear Elevation

Drawing no. 1015.10.01.Exg.062 rev A - Existing Side Elevation (North West)

Drawing no. 1015.10.03.Plnl.062 - Proposed Side Elevation (North West)

Drawing no. 1015.10.01.Exg.040 rev A - Existing Section A'A Assembly Room

Drawing no. 1015.10.03.Plnl.040 rev A - Proposed Section A'A Assembly Room

Drawing no. 1015.10.03.Plnl.207 rev A - W23 - Bar Opening

Drawing no. 1015.10.03.Plnl.208 rev A - W24 - Kitchen Window

Drawing no. 1015.10.03.Plnl.209 - Bin Storage

Drawing no. 1015.10.03.Plnl.206 - W01 - W04 - Front Windows

Drawing no. 1015.10.03.Plnl.204 - GF06 - GF07 - Proposed Opening

Drawing no. 1015.10.03.Plnl.203 - GD11 - Existing Fixed Door

Drawing no. 1015.10.03.Plnl.202 - GD03 & GD12 - Proposed Dining Room Doors

Drawing no. 1015.10.03.Plnl.201 - GD02 - Widened Rear Door

Drawing no. 1015.10.03.Plnl.130 - Proposed Internal Elevation B - Pot Wash Wall

Drawing no. 1015.10.03.Plnl.200 rev A - GD14 - Proposed Door to Outside Dining Area

Received on 19th September 2015

Drawing no. 1015.10.03.Plnl.023A rev A - Proposed First Floor Plan

1015.10.03.Plnl.205.A rev A - FD01 Proposed Kitchen Doors

Received on 9th November 2015

Drawing no. 1015.10.03.Pln.I.002.B rev B - Proposed Site Plan
Drawing no. 105.10.03.Pln.I.022.B rev B - Proposed Ground Floor Plan
Received on 13th November 2015

Drawing no. 1015.10.03.Pln.I.213 - Proposed Service Vehicle Turning Turning Out
Drawing no. 1015.10.03.Pln.I.212 - Proposed Service Vehicle Turning Delivery Approaching from South
Drawing no. 1015.10.03.Pln.I.211 - Proposed Service Vehicle Turning Delivery approaching from the North
Received on 21st October 2015

Owens Galliver Architects Heritage Statement ref. oga ref 15-1600/heritage 08sep15
received on 11th September 2015

Relevant Planning History:

900380 - Listed Building Consent - Internal and external works to facilitate use as offices; demolition of additions to south and rear elevations - Granted

950105 - Listed Building Consent - Repair and restoration of house. Demolition of 20th Century additions to side and rear with adjoining elevations reinstated to match existing -

970063 - Renewal of 90/1014/LB for internal and external works to facilitate use as offices; demolition of additions to south and rear elevations

980893 - Use as either office (class B1) or doctor's surgery (class D1) of the Town and Country Planning (Use classes) Order 1987 - Granted

990926 - Change of use for education and training purposes under class D1 of the Town and Country Planning (Uses Classes) Order 1987 - Granted

The applications were subject to pre-application advice under reference 150655/PREAPP.

Consultation Responses:

Transport: No objection following submission of tracking drawings demonstrating how delivery vehicles would access the site.

Environmental Protection: No objections.

Conservation: No objections, subject to retention of first floor doorway to proposed kitchen and recommended conditions.

Properties at 2-10, 11, 11a, The Oracle, and Flats 1 and 2 15 Bridge Street were notified of the applications and three site notices were displayed outside the site and on surrounding roads. A press notice was published on 01/10/15. No representations have been received.

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.

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

CS1 Sustainable Construction and Design

CS2 Waste Minimisation

CS5 Inclusive Access

CS7 Design and Public Realm

CS11 Use of Employment Land for Alternative Uses

CS20 Implementation of the Reading Transport Strategy

CS24 Car/Cycle Parking

CS25 Scale and Location of Retail, Leisure and Culture Development

CS26 Hierarchy of Centre's

CS27 Maintaining the Retail Character of Centre's

CS33 Protection and Enhancement of the Historic Environment

CS34 Pollution and Water Resources

CS35 Flooding

Sites and Detailed Policies Document (2012) (Altered 2015)

DM1 Adaption to Climate Change
DM4 Safeguarding Amenity
DM12 Access, Traffic and Highway Matters
DM19 Air Quality

Reading Central Area Action Plan (RCAAP) (2009)

RC5 Design in the centre
RC6 Definition of the Centre
RC7 Leisure, Culture and Tourism in the Centre

Supplementary Planning Documents (SPDs)
Sustainable Design and Construction (2011)

Other guidance
St Mary Butts / Castle St Conservation Area Statement

National Planning Practice Guidance
Historic England Good Practice Guide Note Number 2: managing significance in decision-taking

Appraisal

Principle

The proposed A3 use is a town centre use as referred to in the RCAAP Policy RC6. The proposal is located within the RCAAP Town Centre Area and on the edge of the Primary Shopping Area. Policy RC6 encourages such town centre uses to be located within these areas. The proposal would also accord with the aims of RCAAP Policy RC7 (Leisure, Culture and Tourism in the Centre) which seeks to widen the variety of facilities on offer in the centre by encouraging new uses, such as additional restaurants.

The site is not located within the Office Core of the Town Centre or within the Core Employment Area. Whilst the proposed intended use of the site would be acceptable in principle, the loss of the existing use must also be considered. Policy CS11 of the Core Strategy states that the following criteria will be used when addressing proposals which would result in the loss of employment land:

- (i) Is access by a choice of means of transport, including access to the strategic road network, poor, and likely to remain poor?
- (ii) Is the continued use of the site for employment, including the potential for redevelopment for employment uses, viable?
- (iii) Is there a surplus of a similar size and type of accommodation in Reading?
- (iv) Would continued employment use of the site detrimentally affect the amenity and character of a residential area?
- (v) Is the need for alternative uses stronger than the need for the retention of employment land?
- (vi) Would the proposal result in a piecemeal loss of employment land where there is potential for a more comprehensive scheme?

The central location of the site means that it is well connected in terms of proximity to the road network and access by public transport, foot and cycle; however the building is currently vacant.

Information has been submitted as part of the application which indicates that the building has been vacant since Christmas 2014 and has been on the market since August 2014. The details submitted from a marketing agent for the building indicate that there have been six expressions of interest in the property in the time since being placed on the market. Of these interested parties it is stated that two were potential occupiers of the building as offices. The marketing agent states that the principle reason given that the potential officer occupiers did pursue their interest in the property was due to the configuration of the rooms not being suitable for the current trend of open plan use and not being able to provide the flexibility of working space required. Given the length of time the building has been on the market this indicates that there is not a current demand for this particular type of office accommodation in this location and that the building itself may not be fully orientated towards modern office working arrangements.

The building is well located in terms of effects on neighbouring uses with no 'sensitive' receptors in the immediate vicinity. As set out above the site is not located within a designated Core Employment area and the surrounding uses are such that the proposal would not result in a piecemeal loss of employment land.

On the basis of the above and given the availability of other vacant office accommodation within the Borough it is not considered that the proposed loss of this particular small piece of employment land would result in any significant adverse harm to the economy of Reading.

It is considered the in this particular instance, the principle of the proposed change of use from B1(a) office to A3 (restaurant), which would bring a current vacant building back into use would be acceptable.

Design and Character and Impact on Grade II Listed Building

The external alterations to the building proposed are relatively minor in nature.

Previous planning history shows there was originally a large opening in the south flank elevation of the building providing access into a demolished side extension therefore the proposed conversion of an existing ground floor window to a door and steps in this elevation would not adversely affect the original fabric of the building. Details of the proposed window and materials can be secured by way of a suitably worded condition.

The additional external plant units proposed adjacent to the rear of the building would be sited next to two large existing plant units in an existing service area. Not visible from the front or side of the building it is not considered that the units would result in any significant adverse harm to the setting of the listed building.

The proposed two extract vents to the rear elevation roof gable are minor in scale and are considered to have marginal impact on the external appearance of the building and its historic character.

The proposed external dining area would consist of moveable benches whilst the proposed soft landscaping planters would improve the existing setting of the listed building.

The majority of the proposed alterations affect the internal of the Grade II Listed Building. The changes proposed have sought to retain the plan form of the building with the alterations limited to those to make the building functional as a restaurant.

Ground Floor

The hallway wall separating the proposed bar area from the hall is a modern stud partition such that there is no objection to the widening of the doorway on this side of the hall. Whilst the opposite wall and doorway to the dining room is original the proposed retention of the cornice and recreating the surrounding lining and architrave would help to balance the proposed doorway in the opposing wall.

The proposed formation of the ground floor bar area would not involve any structural alteration to the listed building and would retain the existing plan form. Details of the proposed reinstated fireplaces can be secured by way of a suitably worded condition.

It is apparent that the wall separating the existing office and server rooms has been previously removed and then later re-constructed. The proposed casement style opening would enable retention of the existing timber mouldings and cornices at a high level, whilst retention the down-stand and side 'wings' of the wall would retain the original plan form.

Details of the proposed glass balustrades proposed behind the front sash windows and shutters to be retained, as well as specification of the proposed casement opening can be secured by way of a suitably worded condition.

Refurbishment of existing toilets would provide a higher standard of sanitary accommodation

First Floor

Concerns were raised with the agent regarding the proposed widening of the existing single doorway opening from the first floor landing to the proposed kitchen and how this would alter the relatively intact proportions and fabric of the landing and historic doorway. The intention of the proposed double door entrance was to allow guests to view the theatre kitchen as they reach the landing. A viewing window was also considered but not considered appropriate given how it would change the historic character of the first floor landing space. An amended plan has been submitted which retains the existing single doorway. No other openings are proposed in this wall.

The proposed bar opening service area and kitchen viewing window openings from the existing large first floor front room to what would be the bar and kitchen rooms would be lined as per other existing openings in the building and would allow retention of existing cornices and overall plan form. Details of glass for proposed cased viewing window can be secured by way of a suitably worded condition.

Proposed siting of the kitchen at first floor level above the toilets at ground floor level would enable straightforward connection of services. No objections to formation of new internal walls to create pot wash area and small bar area.

Subject to recommended conditions it is not considered that the proposal would harm the historic character of the building or visual amenities of the surrounding area (including the setting of the nearby conservation area). The proposal is considered to be in accordance with Policies CS7 and CS33 of the Reading Core Strategy (2012, altered 2015) and Policy RC10 of the RCAAP (2009).

Amenity

The site is surrounded by properties in a range of town centre uses. Environmental Protection Officers have raised no objections given the sites location which is sheltered away from residential properties. It is not considered that the proposed changed of use would result in a detrimental impact upon any surrounding occupiers and would accord with Policy DM4 of the Sites and Detailed Policies Document (2012, altered 2015) and CS34 of the Reading Core Strategy (2008, altered 2015).

Hours of use of the restaurant have been specified as 10:00-00:00 7 days a week. Given the sites location (as set out above), such hours are considered to be appropriate in this specific instance and will be secured via condition. The standard construction hours condition will also be added to protect amenity of nearby occupiers during the construction phase.

Inclusive Access

The proposal seeks to retain existing disabled access to the building and to enlarge an existing rear door to make it suitable for disabled access. The proposal is considered compliant with Policy CS3 of the Reading Core Strategy (2008, altered 2015).

Flooding

The site is located in flood zone 2. The National Planning Practice Guide (NPPG) classifies both the existing office use (B1a) and proposed restaurant use (A3) as 'less vulnerable' uses in terms of flood risk. There are no proposed changes to floor levels or overland flows surrounding the site. Access and egress arrangements would remain as per the existing building. It is not considered that the proposal would result increased flood risk.

Transport

The site is located within the town centre area which allows access to numerous alternative modes of transport as well as being located directly adjacent to the Holy Brook Multi Storey car park and therefore we would not require any dedicated car parking for customers or staff.

Cycle parking is located either side of the existing vehicular access and these have been retained.

The facility will result in increased service deliveries and it is noted that an on-site facility is to be provided. It has been stated that no on site turning area will be provided and vehicles will reverse into the site and leave in forward gear. Given that the number of

deliveries is not a significant increase I am happy for this to be undertaken and a tracking diagram has been submitted that confirms that this can occur.

Refuse is to be located to the rear of the site but is to be presented on days of collection and therefore has been deemed acceptable. A condition will ensure that the refuse facility is provided in practice.

In the circumstances there are no transport objections to the proposed development subject to informatives regarding damage and works to the highway.

Sustainability

Given the nature of the proposals a sustainability statement, incorporating a BREEAM pre-assessment, should have been submitted with the application, to demonstrate how the proposals would seek to comply with policy CS1 and SPD requirements. No such statement has been submitted and, as such, a condition is recommended to be added to any permission in this regard. More specifically, this will seek a design stage assessment and final BREEAM certificate of compliance.

CIL

Given the proposed use involved, there is no CIL requirement in line with the Council's charging schedule.

Conclusion

It is considered that the proposals are acceptable for the reasons set out in this report.

RECOMMENDATION:

GRANT Planning Permission and Listed Building Consent

151619/FUL - Conditions:

Conditions: planning

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

Drawing no. 1015.10.01.Exg.001 - Existing Site Location Plan
Drawing no. 1015.10.01.Exg.002 - Existing Site Plan

Drawing no. 1015.10.01.Exg.021 rev B - Existing Basement Plan
Drawing no. 1015.10.03.Plnl.021 - Proposed Basement Plan

Drawing no. 1015.10.01.Exg.022 rev C - Existing Ground Floor Plan
Drawing no. 1015.10.01.Exg.023 rev C - Existing First Floor Plan
Drawing no. 1015.10.01.Exg.025 - Existing Roof Plan
Drawing no. 1015.10.03.Plnl.025 - Proposed Roof Plan

Drawing no. 1015.10.01.Exg.060 rev B - Existing Front Elevation
Drawing no. 1015.10.03.plnl.060 - Proposed Front Elevation
Drawing no. 1015.10.01.Exg.061 rev A - Existing Side Elevation (South East)
Drawing no. 1015.10.03.Plnl.061 - Proposed Side Elevation (South East)
Drawing no. 1015.10.01.Exg.063 rev A - Existing Rear Elevation
Drawing no. 1015.10.03.Plnl.063 rev A - Proposed Rear Elevation
Drawing no. 1015.10.01.Exg.062 rev A - Existing Side Elevation (North West)
Drawing no. 1015.10.03.Plnl.062 - Proposed Side Elevation (North West)

Drawing no. 1015.10.01.Exg.040 rev A - Existing Section A'A Assembly Room
Drawing no. 1015.10.03.Plnl.040 rev A - Proposed Section A'A Assembly Room
Drawing no. 1015.10.03.Plnl.207 rev A - W23 - Bar Opening
Drawing no. 1015.10.03.Plnl.208 rev A - W24 - Kitchen Window
Drawing no. 1015.10.03.Plnl.209 - Bin Storage
Drawing no. 1015.10.03.Plnl.206 - W01 - W04 - Front Windows
Drawing no. 1015.10.03.Pln.204 - GF06 - GF07 - Proposed Opening
Drawing no. 1015.10.03.Plnl.203 - GD11 - Existing Fixed Door
Drawing no. 1015.10.03.Plnl.202 - GD03 & GD12 - Proposed Dining Room Doors
Drawing no. 1015.10.03.Plnl.201 - GD02 - Widened Rear Door
Drawing no. 1015.10.03.Plnl.130 - Proposed Internal Elevation B - Pot Wash Wall
Drawing no. 1015.10.03.Plnl.200 rev A - GD14 - Proposed Door to Outside Dining Area

Received on 19th September 2015

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1015.10.03.Plnl.205.A rev A - FD01 Proposed Kitchen Doors
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Drawing no. 1015.10.03.Plnl.212 - Proposed Service Vehicle Turning Delivery Approaching from South
Drawing no. 1015.10.03.Plnl.211 - Proposed Service Vehicle Turning Delivery approaching from the North
Received on 21st October 2015

Reason: for the avoidance of doubt and in the interests of proper planning.

3. All new external works, and works of making good to the retained external fabric, unless approved otherwise in writing by the local planning authority, shall be finished to match existing, original or adjacent work (as deemed appropriate by the local planning authority) with regard to the methods used and to materials, colours, textures and profiles.

Reason: To accord with Reading Borough Council Core Strategy 2008 (Altered 2015) policies CS7 and CS33, Reading Central Area Action Plan 2009 policy RC5 and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

4. The development hereby permitted shall be carried out in a proper workmanlike manner appropriate to the age and character of the building and using traditional materials and techniques except where the use of modern materials and techniques have specifically been approved by the local planning authority.

Reason: To accord with Reading Borough Council Core Strategy 2008 (Altered 2015) policies CS7 and CS33, Reading Central Area Action Plan 2009 policy RC5 and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

5. Notwithstanding what is shown on drawings or other documents hereby approved, details of all new external doors at a minimum scale of 1:20, unless otherwise agreed, are to be submitted to and approved in writing by the local planning authority prior to commencement of related work. Components installed shall be in strict accordance with the approved details and retained.

Reason: To accord with Reading Borough Council Core Strategy 2008 (Altered 2015) policies CS7 and CS33, Reading Central Area Action Plan 2009 policy RC5 and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

6. Notwithstanding what is shown on approved drawings or other approved documents, details of the type and location of any new services visible external to the building, including soil vent pipe terminations, are to be submitted to and approved in writing by the local planning authority prior to commencement of work.

Reason: To accord with Reading Borough Council Core Strategy 2008 (Altered 2015) policies CS7 and CS33, Reading Central Area Action Plan 2009 policy RC5 and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

7. The rating level of the plant/equipment hereby approved, $L_{Ar,Tr}$ (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, $LA_{90,T}$ 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).

8. (i) No development shall take place until a final design stage BREEAM assessment has been submitted to and approved, in writing, by the Local Planning Authority, demonstrating that the development will achieve a least a 'Very Good' rating with a minimum score of 62.5 points. (ii) Prior to the first use of the development hereby approved, a final BREEAM certificate shall be submitted to and approved, in writing, by the Local Planning Authority, demonstrating that the development achieves a least a 'Very Good' rating 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) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

9. Prior to the first use associated with the development hereby approved, all refuse and recycling storage facilities shall have been provided in accordance with approved drawings no. 1015.10.03.Pln.209 - Bin Storage and no. 1015.10.03.Pln.1.002.B rev B - Proposed Site Plan. The refuse and recycling storage shall be retained, as approved, at all times thereafter solely for refuse and recycling storage and collection purposes.

Reason: To ensure that sufficient provision is made for the storage and collection of refuse and recyclables and to safeguard the amenity of existing nearby and future occupiers from potential disturbance and/or smells, in accordance with Policy CS2 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

10. 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).

11. The A3 use hereby permitted shall not operate outside of the hours of 1000-0000 each day.

Reason: the interests of the amenities of the surrounding area 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. The Local Planning Authority has been positive and proactive in dealing with this planning application by advising of matters to make the application potentially supportable prior to its submission, assisting in the validation of the application and applying conditions so as to make the proposal acceptable.
2. 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.
3. Your attention is drawn to the conditions above which are pre-commencement conditions or conditions “precedent” and require the terms of the condition(s) to be satisfied before development commences. If development commences in contravention of those conditions, the development taking place will be made unauthorised in planning terms. This may result in the Council taking enforcement action against the unauthorised development. If you are in any doubt please contact the Council.
4. A separate Listed Building Consent also accompanies this planning permission (Ref 151620/LBC).
5. A separate Full application under the Building Regulations is required for these works. Any additional Means of Escape may require further works.
6. For the avoidance of doubt, any proposed signage would require separate advertisement consent and Listed Building Consent applications.

151620/LBC - Conditions:

1. The works to which this consent relate must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: to accord with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. All new works, and works of making good to the retained fabric, whether internal or external, unless approved otherwise in writing by the local planning authority, shall be finished to match existing, original or adjacent work (as deemed appropriate by the local planning authority) with regard to the methods used and to materials, colours, textures and profiles.

Reason: To accord with Reading Borough Council Core Strategy CS33: Protection and Enhancement of the Historic Environment and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

3. The development hereby permitted shall be carried out in a proper workmanlike manner appropriate to the age and character of the building and using traditional materials and techniques except where the use of modern materials and techniques have specifically been approved by the local planning authority.

Reason: To accord with Reading Borough Council Core Strategy CS33: Protection and Enhancement of the Historic Environment and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

4. Unless such work is clearly and specifically referred to on drawings or other documents approved, no features of architectural or historic interest such as doors, linings, shutters, paneling, cornices, decorative plasterwork, floorboards, fireplaces, lath and plaster ceilings may be altered, replaced or removed without the written approval of the local planning authority. Any such features encountered during the work shall be drawn to the attention of the local authority.

Reason: To accord with Reading Borough Council Core Strategy CS33: Protection and Enhancement of the Historic Environment and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

5. Notwithstanding what is shown on drawings or other documents hereby approved, details of all new external doors at a minimum scale of 1:20, unless otherwise agreed, are to be submitted to and approved in writing by the local planning authority prior to commencement of related work. Components installed shall be in strict accordance with the approved details and retained.

Reason: To accord with Reading Borough Council Core Strategy CS33: Protection and Enhancement of the Historic Environment and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

6. Details of all new internal doors and surrounding timber work are to be submitted to and approved in writing by the local planning authority prior to commencement of related work.

Reason: To accord with Reading Borough Council Core Strategy CS33: Protection and Enhancement of the Historic Environment and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

7. Notwithstanding what is shown on approved drawings or other approved documents, the detailed design and materials of the following are to be submitted to and approved in writing prior to commencement of related work:

- a) Balustrading/guarding to front ground floor windows
- b) Glass for balustrade
- c) Glass for cased openings
- d) Fireplaces to be reinstated at ground floor and first floor levels
- e) Cased openings at ground floor and first floor levels

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To accord with Reading Borough Council Core Strategy CS33: Protection and Enhancement of the Historic Environment and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

8. Notwithstanding what is shown on approved drawings or other approved documents, details of the type and location of any new services visible external to the building, including soil vent pipe terminations, are to be submitted to and approved in writing by the local planning authority prior to commencement of work. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To accord with Reading Borough Council Core Strategy CS33: Protection and Enhancement of the Historic Environment and for the purpose of ensuring that work is appropriate to the special architectural or historic interest of the listed building.

Informatives

1. This Consent refers to works as set out in the following approved plans and documents:

Drawing no. 1015.10.01.Exg.001 - Existing Site Location Plan

Drawing no. 1015.10.01.Exg.002 - Existing Site Plan

Drawing no. 1015.10.01.Exg.021 rev B - Existing Basement Plan

Drawing no. 1015.10.03.Plnl.021 - Proposed Basement Plan

Drawing no. 1015.10.01.Exg.022 rev C - Existing Ground Floor Plan

Drawing no. 1015.10.01.Exg.023 rev C - Existing First Floor Plan

Drawing no. 1015.10.01.Exg.025 - Existing Roof Plan

Drawing no. 1015.10.03.Plnl.025 - Proposed Roof Plan

Drawing no. 1015.10.01.Exg.060 rev B - Existing Front Elevation

Drawing no. 1015.10.03.plnl.060 - Proposed Front Elevation

Drawing no. 1015.10.01.Exg.061 rev A - Existing Side Elevation (South East)

Drawing no. 1015.10.03.Plnl.061 - Proposed Side Elevation (South East)
Drawing no. 1015.10.01.Exg.063 rev A - Existing Rear Elevation
Drawing no. 1015.10.03.Plnl.063 rev A - Proposed Rear Elevation
Drawing no. 1015.10.01.Exg.062 rev A - Existing Side Elevation (North West)
Drawing no. 1015.10.03.Plnl.062 - Proposed Side Elevation (North West)

Drawing no. 1015.10.01.Exg.040 rev A - Existing Section A'A Assembly Room
Drawing no. 1015.10.03.Plnl.040 rev A - Proposed Section A'A Assembly Room
Drawing no. 1015.10.03.Plnl.207 rev A - W23 - Bar Opening
Drawing no. 1015.10.03.Plnl.208 rev A - W24 - Kitchen Window
Drawing no. 1015.10.03.Plnl.209 - Bin Storage
Drawing no. 1015.10.03.Plnl.206 - W01 - W04 - Front Windows
Drawing no. 1015.10.03.Pln.204 - GF06 - GF07 - Proposed Opening
Drawing no. 1015.10.03.Plnl.203 - GD11 - Existing Fixed Door
Drawing no. 1015.10.03.Plnl.202 - GD03 & GD12 - Proposed Dining Room Doors
Drawing no. 1015.10.03.Plnl.201 - GD02 - Widened Rear Door
Drawing no. 1015.10.03.Plnl.130 - Proposed Internal Elevation B - Pot Wash Wall
Drawing no. 1015.10.03.Plnl.200 rev A - GD14 - Proposed Door to Outside Dining Area

Received on 19th September 2015

Drawing no. 1015.10.03.Plnl.023A rev A - Proposed First Floor Plan
1015.10.03.Plnl.205.A rev A - FD01 Proposed Kitchen Doors
Received on 9th November 2015

Drawing no. 1015.10.03.Plnl.002.B rev B - Proposed Site Plan
Drawing no. 105.10.03.Plnl.022.B rev B - Proposed Ground Floor Plan
Received on 13th November 2015

Drawing no. 1015.10.03.Plnl.213 - Proposed Service Vehicle Turning Turning Out
Drawing no. 1015.10.03.Plnl.212 - Proposed Service Vehicle Turning Delivery Approaching from South
Drawing no. 1015.10.03.Plnl.211 - Proposed Service Vehicle Turning Delivery approaching from the North
Received on 21st October 2015

Owens Galliver Architects Heritage Statement ref. oga ref 15-1600/heritage 08sep15 received on 11th September 2015

2. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) 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.

3. Your attention is drawn to the conditions above which are pre-commencement conditions or conditions “precedent” and require the terms of the conditions to be satisfied before the works commence. If development commences in contravention of those conditions, the works taking place will be made unauthorised in planning terms. This may result in the Council taking enforcement action against the unauthorised development. If you are in any doubt please contact the Council.