

DELEGATED APPLICATION REPORTS - Application No's: A) 160957/FUL & B) 160958/LBC

Address: 75-77 London Street, Reading, RG1 4QA

Proposals: A) Change of use of part-ground, first and second floors from sui generis to 6 (4x1 & 2x2-bed) residential units (Class C3) and associated works, including fenestration alterations on rear elevation at first floor level and cycle/bin storage areas at ground floor level. B) Internal and external works associated with change of use of part-ground, first and second floors from sui generis to 6 (4x1 & 2x2-bed) residential units (Class C3) and associated works, including fenestration alterations on rear elevation at first floor level and cycle/bin storage areas at ground floor level.

Applicant: Bexter Ltd

Case officer: Jonathan Markwell

Date received (valid from): 19/08/2016

Target decision date: Originally 14/10/16, extension of time agreed until 21/10/16

1. Site Description and Surrounding Area:

1.1 The application site comprises basement and three storey mid terrace buildings located on the east side of London Street, close to the junction with South Street (to the north). The buildings are in active use as a private function hall, with a large open plan area to the rear of the site. There is also a small parking area to the rear (east of the site), fronting onto East Street.

1.2 The site is located within Market Place / London Street Conservation Area. The building is grade II* listed, albeit the Historic England listings are somewhat unclear in that they refer to Nos. 73 and 75 London St (grade II*) and Nos. 75 and 77 (grade II). The listing description for Nos. 73 and 75 are as follows:

LONDON STREET 1. 5128 (East Side) Nos 73 and 75 SU 7173 SE 3/195 22.3.75. II GV 2. 1748, house of Dr Addington, physician to George III, father of the later Prime Minister. (Lead rainwater head with initials AM and date 1748 removed since previous list). An imposing pair of houses of the same general design. 3 storeys and basement. Stucco plinth, red brick, header bond. Painted stone string at 1st floor level, and painted stone cills to 1st and 2nd floor windows. Moulded and painted stone cornice, plain brick parapet with stone coping. Old tile roof, taller hipped part to left with shaped chimney. Glazing bar sash windows (No 75 has a vent now to 2nd floor left hand window), scalloped blind boxes to No 75. Central doors with stone steps (only No 73 retaining moulded nosing). No 73 has 6 panelled door with radiating fanlight over deep plain painted wood architrave with ovolo moulding. Moulded open pediment on half scroll fluted brackets with acanthus ornament, repeated at right angles on wall face. No 75 has double 6 panelled door with rectangular fanlight (oval and star glazing pattern); wood case with panelled reveals, architrave surround, plain frieze, msulded cornice and half scroll fluted brackets with acanthus ornament. Recently a further door has been inserted to left of No 75, smaller with isolated brackets (probably intended for a flat hood). C18 or early C19 ramped spearhead cast-iron railings with panel standards topped with small urns and segmental bar and ball across front of both houses. No 73 retains a pair of sphinx footscrapers. Interior of No 75 altered to cinema. No 73 has original staircase with fluted balusters and plaster panelling in principal rooms, hall and staircase. Flagged hall with black diamond corners. Rear altered.*

1.3 The listing description for Nos. 77 and 79 are as follows:

LONDON STREET 1. 5128 (East Side) Nos 77 and 79 SU 7173 SE 3/194 22.3.57. II GV 2. Mid C18. 3 storeys, symmetrical pair. Silver grey brick headers with red

quoins and dressings. Stucco strings at 1st and 2nd floors. Moulded stucco cornice, part over No 19 replaced by string. Parapet, now with concrete coping. Modern tile, concealed roof. Glazing bar sash windows, 5 on upper floors. Paired doorways in centre with 4 panelled doors, rectangular fanlights (with rectangular glazing patterns) and plain wood surround with cornice on square console brackets, lost on No 77 (cinema).

- 1.4 The site is also within an Air Quality Management Area and the Reading Central Area Action Plan boundary. The surrounding area contains a mix of uses, predominantly commercial at ground floor level and residential on the upper floor levels.

2. Proposals:

- 2.1 The proposal involves an application for full planning permission for the change of use of part of the ground floor, together with the first and second floors of the building (all in association with the part of the site which fronts onto London Street) from a private function hall use (sui generis) to 6 (4x1 & 2x2-bed) residential units (Class C3). A number of associated works are also proposed, including fenestration alterations on rear elevation at first floor level. More specifically, this involves the provision of four windows on the rear elevation of the building at first floor level. Other alterations comprise the provision of cycle/bin storage areas at ground floor level. Given the listed nature of the building, listed building consent is sought for the various internal works to facilitate the proposed
- 2.2 During the course of the application some further information was submitted by the applicant in terms of ventilation and noise matters. Further details in terms of cycle and waste storage were also provided. Discussions were also undertaken with officers (planning and environmental protection) as to the merits/drawbacks of solely allowing residential accommodation only at second floor level, or not at all, or the first floor accommodation being ancillary accommodation to the ground floor use, owing to the nature of the existing ground floor use. Ultimately, planning officers consider that the conversion of the first and second floors, as applied for originally by the applicant, is the scheme which is to be considered.

3. Plans Considered:

8651.16-PL-01 Rev A - Location and Block Plan, as received 18/08/16
8651.16-PL-02 Rev A - Existing Ground and Upper Floors Layout, as received 18/08/16
8651.16-PL-03 - Existing Elevations, as received 20/05/16
8651.16-PL-04 Rev D - Proposed Plans and Elevations, as received 20/10/16
8651.16-PL-05 Rev A - Section/Roof Plan/Elev showing exis & prop windows rear elev, as received 20/10/16
8651.16-PL-05 Rev B - Proposed demolition plans and elevations, as received 20/10/16
8651.16-PL-07 NEW - Bicycle & Bin store details, as received 20/10/16
8651.16-PL-08 Rev A - Ventilation System on flats HRU, as received 20/10/16

Noise Assessment for Proposed Flats at 75-77 London Street, Reading, Berkshire, RG1 4QA BY Philip Acoustics Ltd, Ref 15149-002, dated March 2016, as received 20/05/16
Planning & Heritage statement relating to 75-77 London Street Reading by The Keen Partnership, dated June 2016
Email from Philip Acoustics Ltd, dated & received 11/10/16
Vort HR 200 - Heat Recovery Unit specification details, as received 20/10/16

4. Relevant Planning History:

- 4.1 The application site has an extensive planning history. The following are considered to be of relevance to the determination of this application:
- 4.2 960831 - Demolition of later additions and conversion and refurbishment of listed buildings for residential use comprising 1 four bed house and 4 flats (2 three bed, 2 one bed) with associated garden and parking. Erection of 6 two bed houses with access to rear. Granted 16/01/97.
- 4.3 960832 - Demolition of all later additions, conversion of listed buildings to residential use and erection of 6 new build houses to rear. (Application for Listed Building Consent) Granted 16/01/97.
- 4.4 061310 - Conversion of first and second floors to 6 flats. Withdrawn 19/01/2007.
- 4.5 061156 - Conversion of upper floors to residential use. Withdrawn 19/01/2007.
- 4.6 070474 - Conversion of first and second floors to residential use. Withdrawn 18/07/07.
- 4.7 070475 - Conversion of upper floors to residential use. Withdrawn 18/07/07.
- 4.8 070842 - Refurbishment of ground floor to include change of use from D2 to sui generis private function hall to include rear single storey extension (part retrospective). Granted 10/03/16.
- 4.9 071245 - Refurbishment of ground floor. Change of use from D2 (Formerly cinema) to sui generis - private function hall with single storey rear extension (part retrospective). Granted 10/3/2008
- 4.10 091689 - Listed building application for retrospective 1st Floor alteration to internal non-load bearing partitions. Granted 29/01/2010.

5. Public Consultation:

- 5.1 Consultation letters were sent to nearby occupiers on 30/08/16. Site notices at the front and rear of the site for the planning and listed building consent applications were erected on 05/09/2016, expiring on 26/09/2016. A press notice was published on 08/09/16, expiring on 29/09/16.
- 5.2 No responses have been received.

6. Consultation Responses:

6a. Transport: The site is located on the periphery of the central core area which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs. In accordance with the adopted Parking SPD, the development would be required to provide a parking provision of 1 space per flat, however it is not feasible to provide any off-street parking in this area. As the site is within 300m of the Oracle shopping centre and multi-storey car park and within 500m of Broad Street with a range of shops and services, the non-provision of private parking is acceptable for this development.

The non-provision of parking is acceptable given the fact that the site is located within walking/cycling distance of Reading town centre and in close proximity to two town centre

car parks. However, the parking conditions and informative should be applied to prevent any future occupants of the flats from obtaining a residents parking permit for the surrounding residential streets where parking is under considerable pressure.

A secure bicycle store is provided on the ground floor accessed via the pedestrian entrance from London Street and would provide secure cycle storage for each unit. In principle, this is acceptable but further details should be submitted to ensure the layout meets the Council's requirements. This can to be dealt with by way of a condition.

An internally vented refuse store is located on the ground floor. The management company will remove the bins from the storage area and place on London Street for collection on the appropriate day.

There are no transport objections to this proposal subject to conditions in relation to Bicycle storage (details to be submitted) and Parking Pemits (x2)

6b. Environmental Protection: The noise assessment submitted considers noise from the existing function hall, Shehnai, on the ground floor.

The noise assessment suggests that the recommended standard for internal noise can be met if the recommendations from the assessment are incorporated into the design and that the premises limit music noise levels to 78dB. However, concerns are raised about the practicality of such a relatively low noise limit for 'functions' where amplified music and voices will feature. There are concerns that noise will be difficult to keep within these limits and would attract noise nuisance complaints. Music levels fluctuate within their dynamic range and whilst over time the sound levels may comply with those indicated by the assessment, some noise is likely to still break out. During weddings amplified music at entertainment levels would be expected, as well as speeches via microphone and cheering and applause. If statutory noise nuisance were proved, the business would be at risk of closure as there is no defence to statutory nuisance that the business existed first.

EP received intermittent complaints associated with the premises, particularly users of the premises making noise and of revving vehicles out the rear causing disturbance to local residents.

EP considers that noise nuisance complaints are likely and recommend refusal of the application for this reason.

EP also suggested that a first floor ancillary office use or ancillary residential accommodation (for staff associated with the ground floor) may mitigate concerns. However, planning officers raised difficulties with the practicalities of an ancillary residential use and the applicant submitted a revised plan detailing retaining a first floor event space. EP considered that a continued event space at first floor level would (directly below the second floor residential) not be suitable (and in a number of ways potentially worse than the original proposal).

The acoustic consultant provided a response to the initial comments, including:

- high spec acoustic glazing will be able to cope with (and mitigate) noise from the normal coming and going of patrons as well as the generally high noise from activity on London Street.

- Noise from antisocial behaviour can be dealt with by issuing a Statutory Noise Nuisance on the premises
- The proposals will include a “whole house” mechanical ventilation. This will certainly be of benefit and will substantially increase the effective sound insulation, regarding noise ingress from outside to inside via this route.

EP provided a further response specifying satisfaction with the proposed ventilation scheme.

However, concerns continue to be raised by EP with regard to the noise implications for future occupiers.

In terms of air quality, although the application site is located within an air quality management area and that residential is classified as a ‘sensitive use’ (DM19ii), there are no specific concerns with the proposals in this regard, owing to the specific location of the site.

6c. Environmental Health: no objections or comments to make in relation to this application.

6d. Historic England: Formally consulted on the listed building application. No response has been received.

6e: RBC Heritage Consultant: No significant concerns regarding the external alterations which are primarily the introduction/re-opening of windows to the rear. Any features of special interest within the interior have been largely lost through previous alterations. The following conditions are however recommended:

The following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- . Elevation and plan drawings of all new windows and the associated lintel design with the materials and finishes annotated at a minimum scale of 1:10 with typical sections of the window glazing bar detail at a scale of 1:1; and
- . A sample of the facing brick to be used.

7. Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

8. Relevant Planning Policy and Guidance

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy, Sites and Detailed Policies Document and Central Area Action Plan) according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough LDF Core Strategy (Adopted January 2008) (Altered 2015)

- CS1 Sustainable Construction and Design
- CS2 Waste Minimisation
- CS4 Accessibility and the Intensity of Development
- CS5 Inclusive Access
- CS7 Design and the Public Realm
- CS14 Provision of Housing
- CS15 Location, Accessibility, Density and Housing Mix
- CS20 Implementation of The Reading Transport Strategy (Local Transport Plan 2006-2011)
- CS24 Car/Cycle Parking
- CS29 Provision of Open Space
- CS31 Additional and Existing Community Facilities
- CS33 Protection and Enhancement of the Historic Environment
- CS34 Pollution and Water Resources

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

- SD1 Presumption in Favour of Sustainable Development
- DM1 Adaption to Climate Change
- DM4 Safeguarding Amenity
- DM6 Affordable Housing
- DM10 Private and Communal Outdoor Space
- DM12 Access, Traffic and Highway-Related Matters
- DM19 Air Quality

Reading Centre Area Action Plan 2009

- RC5 Design in the Centre
- RC9 Living in the Centre

Supplementary Planning Documents & other relevant documents/guidance

- Affordable Housing SPD (2013)
- Revised Parking Standards and Design SPD (2011)
- Sustainable Design and Construction SPD (2011)
- Market Place / London Street Conservation Area Statement
- DCLG Technical housing standards - nationally described space standard (2015)

9. Appraisal

The main issues are:

- a) Principle of development - land use matters
- b) Design, heritage assets and impact on the character and appearance of the surrounding area
- c) Amenity - for future occupiers and impact on neighbours
- d) Transport Issues
- e) Affordable housing
- f) Other matters - Sustainability, Air Quality & CIL

a) Principle of development - land use matters

- 9.1 The lawful use of the building is as a sui generis private function hall (see relevant history above). In a way, based on the officer site visit, this could be considered to be a community facility (Policy CS31). However, this proposal would result in the loss of a fairly minimal percentage of floorspace in the building as a whole, and would not unduly compromise the ability of the existing use to function in the future. On this basis, there are no in principle concerns with the partial loss of the existing use at the building. The principle of providing a residential use is also considered acceptable. This aligns with the broad objectives of policy CS14, in assisting in meeting the annual housing targets.

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

- 9.2 As seen during the officer site visit, the inside of the building does not retain any features or fabric of historic value. As such, there are no issues with the internal works proposed. The sole external works relate to the rear of the building at first floor level. This area current hosts a rendered façade (previously brick), air conditioning units and a modern door (and canopy) leading to the first floor flat roof area. The proposal seeks to remove the unsightly air conditioning units and door, and provide windows to align with the form of windows existing on the second floor of the rear elevation. These works, in principle, are considered to represent welcomed improvements to the building. Limited details of the finished materials of the windows (and surrounds / lintels) have been provided, so these will be secured via condition. With this secured, it is considered that the proposals are appropriate in listed building / conservation area / other heritage asset terms. Hence, on this basis it is considered that the proposed works comply with Policies CS7, CS33 and RC5 and national policy contained within the NPPF and associated guidance.

c) Amenity - for future occupiers and impact on neighbours

- 9.3 For future occupiers, it is considered that the layout of the proposed residential units are suitable in size and shape to provide an appropriate standard of accommodation, given the constraints of the nature of the proposals, site and (listed) building. Although some of the units are a marginally below the overall flat size guidance detailed by DCLG, this is not considered to unduly compromise the quality of accommodation. It is also noted that another shortfall of the proposals is the non-provision of external amenity space for future occupiers. However, the existing site constraints are such that, on balance, this is considered appropriate in this instance in this central area location.
- 9.4 It is acknowledged that access to the residential units will be difficult for some, given the steps up to the ground floor entrance, prior to further steps to the upper floor flat units. However, with the withdrawal of lifetime homes standards in 2015, together with the listed nature of the building and conversion nature of the proposal, means

these acknowledged shortfalls are not considered sufficient to warrant a sustainable reason for refusal of the application. In terms of cycle and waste storage areas, these are provided at ground floor level and therefore welcomed in principle. Exact details were provided during the course of the application, which are considered to be appropriate. As such, conditions will be added to ensure these facilities are provided in practice.

9.5 In terms of noise and disturbance, the applicant submitted a noise assessment in support of the proposals, based on the noise levels from a typical event at the ground floor of the site. This has been assessed by EP officers who raise concerns with the noise impact of the ground floor use on future occupiers. It is considered that this issue is finely balanced. Future occupiers require a suitable standard of accommodation, which officers consider on balance would be possible with the submission of further details secured via condition in relation to the precise sound insulation measures between the ground and first floors of the building and glazing details of all windows associated with any residential unit hereby approved. This view by officers is set within the context of the following factors:

- The predominant use of the upper floors on nearby buildings (not significant distances further away from the main function hall space to the rear of the site) is residential
- The entirety of the application site is under the same ownership
- The residential component of this proposal is at the front of the site, set away (to a degree) from the primary part of the ground floor use (which is to the rear)
- There is a strong need for additional housing in the borough (CS14) and in all other regards, subject to conditions, the proposals are considered to be appropriate.

9.6 Therefore, in overall terms and having applied a critical planning balance to the consideration of the scheme as a whole, the units are considered to provide an overall adequate standard of accommodation, in line with policies CS34, DM4 and RC9.

9.7 In terms of the impact of the proposed development on existing neighbouring occupiers, based on the officer site visit, it is not considered that the proposed change of use in itself would cause any significant adverse amenity impacts for neighbouring and nearby occupiers. This is in terms of overlooking, outlook, sense of enclosure, daylight/sunlight and overshadowing matters. In terms of noise/dust/disturbance, a condition will specify the construction hours and, given there is no external amenity space, no harmful noise/dust/disturbance over and above that possible from the lawful use, is anticipated at the site. As such, the proposals are considered to comply with policy DM4.

d) Transport Issues

9.8 As per section 6a above, the proposals are considered acceptable in relation to all transport related matters, subject to conditions. It is not considered necessary to impose a Construction Method Statement in this instance, as the level of construction work will be relatively limited, meaning it is considered unlikely for there to be demonstrable conflicts with the highway during the construction period. The hours of construction condition is nevertheless recommended.

e) Affordable housing

9.9 Since the application was first received on 20/05/16, the application of policy DM6 has changed. The full context is as follows:

West Berkshire District Council and Reading Borough Council applied for a judicial review of the Secretary of State's Written Ministerial Statement (WMS) to Parliament in 2014 on changes to national planning policy. Those changes sought to exempt developments of 10 or less dwellings from planning obligations for affordable housing and social infrastructure contributions and to introduce a new measure known as the Vacant Building Credit.

The High Court handed down its judgment on the case on 31st July 2015. The High Court found in favour of the challenge by the local authorities and quashed the amendments to the NPPG. The Secretary of State appealed the judgment and the Court of Appeal has now quashed the decision of the High Court.

Reading Borough Council has been considering its options for implementing its affordable housing policy in the light of this decision.

At its meeting of the Strategic Environment Planning and Transport Committee on 13th July 2016, the Council discussed the outcome of the Court of Appeal's decision on its challenge (the report can be found here:

http://www.reading.gov.uk/media/5651/Item09-SEPT-C-Report-on-C-of-Appeal-judgement-05-16/pdf/Item09_SEPT_C_Report_on_C_of_Appeal_judgement_05_16.pdf
).

Having considered its options, the Committee agreed the following as the basis for determining planning applications where Policy DM6 of the SDPD is relevant:

To implement Policy DM6 as currently adopted in the SDPD but excluding proposals that solely involve the conversion of an existing property, where the conversion involves the provision of 10 or less dwelling units (i.e. not HMOs), or the replacement of dwellings by the same number of replacement dwellings where there is no net increase.

- 9.10 Given this change in the application of policy DM6, a contribution to affordable housing is not required in this specific instance. Accordingly, no s106 legal agreement is required either.

f) Other matters - Sustainability, Air Quality & CIL

- 9.11 Sustainability - Given the nature of the proposals a sustainability statement, incorporating a BREEAM domestic refurbishment 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 substantial details have been submitted and therefore it is considered necessary to secure a two-part condition. The first, a pre-commencement condition, seeks a final design stage assessment and certificate to demonstrate that the units would achieve the required 'very good' rating. The second element, secured prior to first occupation, will secure final BREEAM domestic refurbishment certificate of compliance with the 'very good' rating.
- 9.12 Air Quality - Although the application site is located within an air quality management area and that residential is classified as a 'sensitive use' (DM19ii), Environmental Protection colleagues have confirmed there to be no specific concerns with the proposals in this regard, owing to the specific location of the site.
- 9.13 CIL - The applicant has submitted CIL liability information. Based on this, and as witnessed during the officer site visit on 22/09/16, the building is still in active use.

On this basis, the proposal will not be CIL liable and there is no need to specify the standard CIL informative on this occasion.

9.14 Conclusion

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

10. RECOMMENDATION:

Grant Planning Permission subject to conditions.

Grant Listed Building Consent subject to conditions.

11. Conditions

160957/FUL

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

Reason: To prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

8651.16-PL-01 Rev A - Location and Block Plan, as received 18/08/16

8651.16-PL-02 Rev A - Existing Ground and Upper Floors Layout, as received 18/08/16

8651.16-PL-03 - Existing Elevations, as received 20/05/16

8651.16-PL-04 Rev D - Proposed Plans and Elevations, as received 20/10/16

8651.16-PL-05 Rev A - Section/Roof Plan/Elev showing exis & prop windows rear elev, as received 20/10/16

8651.16-PL-05 Rev B - Proposed demolition plans and elevations, as received 20/10/16

8651.16-PL-07 NEW - Bicycle & Bin store details, as received 20/10/16

8651.16-PL-08 Rev A - Ventilation System on flats HRU, as received 20/10/16

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

3. (i) No development shall take place until a final design stage BREEAM Domestic Refurbishment assessment has been submitted to and approved, in writing, by the Local Planning Authority, demonstrating through a BREEAM interim certification that the development achieves at least a 'Very Good' rating.

(ii) Prior to the first occupation of any residential unit hereby approved, a final BREEAM Domestic Refurbishment certificate shall be submitted to and approved, in writing, by the Local Planning Authority, demonstrating that the development achieves at least a '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).

4. Prior to the first occupation of any residential unit hereby approved, details of sound insulation measures between the ground and first floors of the building and glazing details of all windows associated with any residential unit hereby approved, shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall not be carried out other than in accordance with the approved details, which shall be completed before any part of the accommodation hereby approved is first occupied.

Reason: To protect the amenity of future occupiers from noise and disturbance associated with the ground floor use at the ground floor of the application site, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan 2009 and Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

5. Prior to the first occupation of any residential unit hereby approved, the bicycle store and all bicycle storage spaces shall have been provided in accordance with approved plan 8651.16-PL-07 NEW - Bicycle & Bin store details, as received 20/10/16. The bicycle store and spaces shall be retained, as approved, at all times thereafter solely for cycle storage purposes.

Reason: To ensure that adequate provision is made for travel to and from the site by sustainable alternatives to a motorcar, in accordance with Policies CS22 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

6. Prior to the first occupation of any residential unit hereby approved, the waste and recycling storage shall be provided in accordance with approved plan 8651.16-PL-07 NEW - Bicycle & Bin store details, as received 20/10/16. The waste and recycling storage shall be retained, as approved, at all times thereafter solely for waste 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, and in the interests of the safety and convenience of all highway users, in accordance with Policies CS2 and CS24 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).

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

Reason: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential unit hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

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

Reason: In order that the prospective occupiers are made aware of the fact that they will not be entitled to an on-street car parking permit, in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

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

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

Informatives

1. The occupiers of the residential dwelling will not be entitled to an on-street car parking permit in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12. The site is located close to local facilities, with frequent public transport services on nearby roads. The conditions above place a requirement that the Council be notified of postal address of the residential unit before occupation and that the occupiers/transferees to be informed of the prohibition on entitlement to a car parking permit.
2. 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.
3. The applicant is advised that an application for building regulations approval will be required.
4. The Local Planning Authority has worked positively and proactively with the applicant during the assessment of the application, to enable a positive officer recommendation to be made.
5. There should be no burning of waste on the site. For further information about construction and demolition nuisance law please refer to the Environmental Health section of the Council's website.

160958/LBC

1. The works to which this consent relate shall be begun not later than the expiration of three years from the date of this consent.

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

2. Prior to commencement of the relevant part of the works, details of the following shall be submitted to and approved in writing by the Council:
 - a) Elevation and plan drawings of all new windows and the associated lintel design with the materials and finishes annotated at a minimum scale of 1:10, with typical sections of the window glazing bar detail at a scale of 1:1;
 - b) A sample of the facing brick to be used.

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

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

Informatives:

1. Officers have worked positively and proactively with the applicant to determine the application within the agreed timeframes in conjunction with the associated application for full planning permission.
2. For the avoidance of doubt, no other works are approved except those as authorised by this Consent. Any other works required to the Listed Building may require a separate application for Listed Building Consent and/or an application for Permitted Works to a Listed Building.
3. The consent relates only to the following plans/drawings/documents, and the works hereby approved shall be carried out in all respects in accordance with the submitted application and accompanying drawings:

8651.16-PL-01 Rev A - Location and Block Plan, as received 18/08/16

8651.16-PL-02 Rev A - Existing Ground and Upper Floors Layout, as received 18/08/16

8651.16-PL-03 - Existing Elevations, as received 20/05/16

8651.16-PL-04 Rev D - Proposed Plans and Elevations, as received 20/10/16

8651.16-PL-05 Rev A - Section/Roof Plan/Elev showing exis & prop windows rear elev, as received 20/10/16

8651.16-PL-05 Rev B - Proposed demolition plans and elevations, as received 20/10/16

8651.16-PL-07 NEW - Bicycle & Bin store details, as received 20/10/16

8651.16-PL-08 Rev A - Ventilation System on flats HRU, as received 20/10/16

Planning & Heritage statement relating to 75-77 London Street Reading by The Keen Partnership, dated June 2016

This is to ensure that the works carried out are fully in accordance with the approved drawings and details in order to protect the special historic and architectural character of the listed building, in accordance with Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).