

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

APPLICATION FOR APPROVAL OF RESERVED MATTERS

To: DP9 Limited
100 Pall Mall
London
SW1Y 5NQ

Application No: 201537
Application No: Approval of Reserved
Matters

Applicant: SH Reading Master LLP

READING BOROUGH COUNCIL as Local Planning Authority **APPROVES** the Access, Appearance, Landscaping, Layout and Scale Reserved Matters in respect of the following development

Proposal: Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) and submission of details (Conditions 1, 12, 13, 15, 16, 17, 18, 22, 34, 37 and 62(i)) for Plot E within the development site known as Station Hill, submitted pursuant to the Outline Planning Permission ref. 201532/VAR. The proposals comprise the construction of a 12 storey building, plus basement storey, comprising 415 Build to Rent residential units, 722 sqm (GEA) of flexible commercial and leisure (Use Class E (a),(b) (c),(d),(e), (f), (g)(i), and (g)(ii), Use Class F.1 and Use Class F.2); the following *sui generis* uses: Drinking establishments; Hot food takeaways; Theatres; Cinemas; Bingo Halls and Dance Halls; cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works.

At: Plot E Friar Street & Garrard Street, Reading, RG1 1DX

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 23 July 2021



Head of Planning, Development & Regulatory Services *RE*

Application At: Plot E Friar Street & Garrard Street Reading RG1 1DX

Application No: 201537

Application type: Approval of Reserved Matters

CONDITIONS & REASONS

1. The following detailed plans/sections, elevations and other relevant supporting material, including the internal layout of buildings, and uses, are approved pursuant to planning permission 201532/VAR in respect of Plot E only:

SHR - CRL - SB - GF - PL - A - 130-003- P52 Plot E - Ground Floor Level (45.7 AOD) - dated 22 February 2021

SHR - CRL - SB - LG - PL - A - 130-001- P52 Plot E - Lower Ground Floor Level (39 AOD) - dated 17 February 2021

SHR-CRL- SB - ZZ - PL- A - 200 -001 - P51 Site - Garrard Street Elevation Plots F and E dated 10 February 2021

SHR-CRL-SB-ZZ-PL-A-200-101-P51 Plot E Elevations - South and North dated 10 February 2021

SHR - CRL - SB - GF - PL A - 130-003S- P51 Plot E Ground Floor Level (45.7 AOD) dated 22 February 2021

SHR - CRL - SB - LG - PL A - 130-001S- P51 Plot E Lower Ground Floor Level (39 AOD) dated 17 February 2021

SHR-CRL-SB-ZZ-PL-A-200-001S-P50 Site Garrard Street Elevation Plots F and E dated 15 March 2019

SHR-CRL-SB-ZZ-PL-A-200-003S-P50 Site - Friars Walk East Elevation Plot E dated 10 February 2021

SHR-CRL-SB-ZZ-PL-A-200-1013-P50 Plot E Elevations - South and North dated 10 February 2021

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SHR-CRL-SB-ZZ-PL-A-200-102S-P50 Plot E Elevations - East and West dated 10 February 2021

SHR - CRL - SB - ZZ - PL- A - 100-002- P10 Plot E Location Plan dated 15 March 2019

SHR - CRL - SB - ZZ - PL- A - 200-002- P50 Site Friar Street Elevation Plot E dated 15 March 2019

SHR - CRL - SB - ZZ - PL- A - 200-003- P50 Site Friar Street Elevation Plot E dated 30 September 2020

SHR - CRL - SB - ZZ - PL- A - 200-005- P50 Site Friar Street Elevation Plot E dated 15 March 2019

SHR - CRL - SB - ZZ - PL- A - 200-002- P50 Site Greyfriars Road West Elevation Plot E dated 15 March 2019

SHR - CRL - SB - ZZ - PL- A - 200-102- P50 Plot E Elevations East and West dated 30 September 2020

SHR - CRL - SB - ZZ - PL- A - 200-103- P50 Plot E Elevations South and North Courtyard dated 30 September 2020

SHR - CRL - SB - ZZ - PL- A - 400-001- P50 Plot E Friar Street Bay Elevation dated 30 March 2020

SHR - CRL - SB - ZZ - PL- A - 400-002- P10 Plot E Friar Street Bay Elevation dated 15 March 2019

SHR - CRL - SB - ZZ - PL- A - 400-003- P50 Plot E Friar Street Bay Elevation dated 30 September 2020

SHR - CRL - SB - ZZ - PL- A - 400-004- P50 Plot E Friars Walk Bay Elevation dated 30 September 2020

SHR - CRL - SB - ZZ - PL- A - 400-005- P50 Plot E North Courtyard Bay Elevation dated 30 September 2020

SHR - CRL - SB - ZZ - PL- A - 400-008- P50 Plot E South Courtyard Bay Elevation dated 30 September 2020

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SHR - CRL - SB - MZ - PL- A - 130-002- P50 Plot E Mezzanine Floor Level (41.3-42.1 AOD) dated 30 September 2020

SHR - CRL - SB - ZZ - PL- A - 130-004- P50 Plot E Floor Levels 01-02 dated 30 September 2020

SHR - CRL - SB - ZZ - PL - A - 130-005- P50 Plot E Floor Levels 03-04 dated 30 September 2020

SHR - CRL - SB - ZZ - PL -A - 130-006- P50 Plot E Floor Levels 05-06 dated 30 September 2020

SHR - CRL - SB - ZZ - PL -A - 130-007- P50 Plot E Floor Levels 07-08 dated 30 September 2020

SHR - CRL - SB - ZZ - PL -A - 130-008- P50 Plot E Floor Levels 09-10 dated 30 September 2020

SHR - CRL - SB - ZZ - PL -A - 130-009- P50 Plot E Floor Level 11 - Roof Level dated 30 September 2020

SHR-HL-BE-RF-GA-E-690-2112-1 C01 Electrical Services Small Power and Data Layout Roof, Block E Sheet 1 of 2, dated July 2019 (received 2 November 2020)

SHR - CRL - SB - ZZ - PL - A - 300-001- P50 Plot E Section AA & Section B-B dated 30 September 2020

SHR - CRL - SB - ZZ - PL - A - 300-002- P50 Plot E Section CC dated 30 September 2020

SHR - CRL - SB - ZZ - PL - A - 300-003- P50 Plot E and F Section DD and Section EE dated 30 September 2020

SHR-RAM-ZZ-GF-DR-C-00133 P02 Block E &F Proposed Surface Water Permavoid Layout Sheet 2of2 dated 23 February 2021

Landscaping

SHR-LDA-SB-GF-DR-L-110-102 rev. C04 PLOT E&F GROUND FLOOR GENERAL ARRANGEMENT FRIARS WALK & COURTYARD dated 13 November 2020

SHR-LDA-SB-LG-DR-L-110-101 rev. C03 PLOT E&F LOWER GROUND FLOOR GENERAL ARRANGEMENT GARRARD STREET dated 13 November 2020

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SHR-LDA-SB-ZZ-DR-L-400-101 P06 Plot E and F Site Section Friars Walk Looking East dated 21 October 2020

SHR-LDA-SB-01-DR-L-110-103 P07 PLOT E&F LEVEL 01 GENERAL ARRANGEMENT PODIUM TERRACES dated 21 October 2020

SHR-LDA-SB-01-DR-L-320-108 P03 BLOCK E LEVEL 01 DETAIL SOFTWARES GA -NORTHERN TERRACE dated 21 October 2020

SHR-LDA-SB-01-DR-L-320-109 P03 BLOCK E LEVEL 01 DETAIL SOFTWARES GA -SOUTHERN TERRACE dated 21 October 2020

SHR-LDA-SB-01-DR-L-320-109 P03 BLOCK E LEVEL 01 DETAIL SOFTWARES GA -SOUTHERN TERRACE dated 21 October 2020

SHR-LDA-SB-07-DR-L-110-104 P01 PLOT E&F LEVEL 07 GENERAL ARRANGEMENT ROOF TERRACE AND GREEN ROOF dated 21 October 2020

SHR-LDA-SB-07-DR-L-320-110 P01 BLOCK E LEVEL 07 DETAIL SOFTWARES GA - ROOF TERRACE dated 21 October 2020

SHR-LDA-SB-12-DR-L-110-106 P01 PLOT E&F LEVEL 12 GENERAL ARRANGEMENT ROOF TERRACE AND GREEN ROOFS dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-110-130 P05 PLOT E&F GREEN ROOF AREAS dated 21 October 2020

SHR-LDA-SB-12-DR-L-320-111 P01 BLOCK F LEVEL 12 DETAIL SOFTWARES GA - ROOF TERRACE dated 21 October 2020

SHR-LDA-SB-13-DR-L-110-107 P01 PLOT E&F LEVEL 13 GENERAL ARRANGEMENT GREEN ROOF dated 21 October 2020

SHR-LDA-SB-GF-DR-L-320-104 P03 BLOCK E&F GROUND FLOOR COURTYARD LEVEL 00 DETAIL SOFTWARES GA dated 21 October 2020

SHR-LDA-SB-GF-DR-L-320-104A P01 BLOCK E&F GROUND FLOOR SOUTHERN COURTYARD LEVEL 00 DETAIL SOFTWARES GA dated 21 October 2020

SHR-LDA-SB-GF-DR-L-320-105 P04 BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRAR'S WALK & FRIAR'S STREET SHEET 1 OF 3 dated 21 October 2020

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SHR-LDA-SB-GF-DR-L-320-106 P05 BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA
FRAR'S WALK & FRIAR'S STREET SHEET 2 OF 3 dated 21 October 2020

SHR-LDA-SB-GF-DR-L-320-107 P04 BLOCK E&F GROUND FLOOR DETAIL
SOFTWARES GA FRAR'S WALK & FRIAR'S STREET SHEET 3 OF 3

SHR-LDA-SB-GF-DR-L-500-231 P07 PODIUM EDGE TYPE DETAILS FRIAR'S WALK SHEET 1
OF 2 dated 21 October 2020

SHR-LDA-SB-GF-DR-L-500-321 P04 PUBLIC REALM FURNITURE TYPE DETAILS FRIAR
STREET dated 21 October 2020

SHR-LDA-SB-GF-DR-L-500-331 P06 PODIUM FURNITURE TYPE DETAILS FRIAR'S WALK
SHEET 1 OF 2 dated 21 October 2020

SHR-LDA-SB-GF-DR-L-500-332 P02 PODIUM FURNITURE TYPE DETAILS
FRIAR'S WALK SHEET 2 OF 2 dated 21 October 2020

SHR-LDA-SB-LG-DR-L-320-101 P04 BLOCK E&F LOWER GROUND FLOOR
DETAIL SOFTWARES GA GARRARD STREET SHEET 1 OF 3 dated 21 October 2020

SHR-LDA-SB-LG-DR-L-320-103 P04 BLOCK E&F LOWER GROUND FLOOR
DETAIL SOFTWARES GA GARRARD STREET SHEET 3 OF 3 dated 21 October 2020

SHR-LDA-SB-LG-DR-L-500-311 P05 PUBLIC REALM FURNITURE TYPE DETAILS GARRARD
STREET SHEET 1 OF 2 dated 21 October 2020

SHR-LDA-SB-LG-DR-L-500-312 P04 PUBLIC REALM FURNITURE TYPE DETAILS GARRARD
STREET SHEET 2 OF 2 dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-100-110 P06 WILDLIFE INSTALLATION PLAN dated 21 October 2020

SHR-LDA-SB-01-DR-L-500-241 P05 BLOCK E LEVEL 00 COURTYARD EDGE TYPE DETAILS
dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-400-101 P06 PLOT E&F SITE SECTION FRIARS WALK LOOKING EAST
dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-400-102 P06 PLOT E&F SITE SECTION THROUGH PLOT E AND
FRIARS WALK LOOKING NORTH dated 21 October 2020

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SHR-LDA-SB-ZZ-DR-L-400-103 P06 PLOT E&F SITE SECTION THROUGH BLOCK E, FRIARS WALK AND BLOCK F LOOKING NORTH dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-400-104 P06 PLOT E&F SITE SECTION THROUGH GARRARD STREET LOOKING SOUTH dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-400-105 P05 PLOT E&F SITE SECTION THROUGH PLOT E LOOKING WEST dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-500-251 P03 BLOCK E LEVEL 01 TERRACE EDGE TYPE DETAILS dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-500-261 P03 BLOCK E AND F LEVEL 07 AND 12 TERRACE EDGE TYPE DETAILS dated 21 October 2020

Documents

Television and Radio Reception Impact Assessment Issue 1.0 dated 22 September 2020

Daylight and Sunlight Within Amended Plots E & F Station Hill - 5847_IS37 dated 9 October 2020

Pedestrian Level Wind Microclimate Assessment RWDI #1803688 Ref. F dated 23 October 2020

Ecological Management Plan WIE14788-100-R-7-6-1-EMP Sixth Issue dated October 2020

Plot E and F Cycle Strategy TN009 V5 dated September 2020

Materials types, as per approved drawings, and Station Hill Reading Design & Access Statement dated October 2020

Materials Sample panel 1of3 Friar Street Date: 10 December 2019

Materials Sample panel 2of3 Garrard Street

Materials Sample panel 3of3 Courtyards

Façade access, Planning submission Revision 02 dated 31 May 2019 (Building Cleaning) Reason. To clarify which details are approved.

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2. No part of the development hereby approved shall be first occupied until the Accessible Lift linking Friars Walk to Garrard Street has been provided in accordance with the approved drawings and Design and Access Statement (October 2020). The lift shall be retained and maintained in working order and accessible to all persons at all times thereafter.

Reason. To ensure equality of access within and through the development.
Policies CC7, CR2.

3. No part of the development shall be first occupied until evidence of Secured By Design accreditation has been submitted to and receipted in writing by the Local Planning Authority, unless the Local Planning Authority agrees in writing to an alternative timetable for submission prior to first occupation of any part of the development.

Reason: to reduce the opportunity for crime and the fear of crime through the creation of a safe and secure development.
Policies: CC7, CR2

4. All Provision of cycle parking in accordance with drawings, conditions and for the avoidance of doubt shall provide 305 residential cycle parking spaces within the building; and 12 spaces for staff; and 16 spaces for visitors (total of 333 spaces).

Reason: To ensure adequate provision for cycle parking to serve the development.
Policy TR5

5. (PCD) Notwithstanding the submitted drainage details including SHR-RAM-ZZ-GF-DR-C-00133 P02 Block E & F Proposed Surface Water Permavoid Layout Sheet 2of2 dated 23 February 2021, no development (except demolition) shall take place until a Sustainable Drainage Scheme comprising a Sustainable Drainage System (SuDS) Strategy and associated detailed design, management and maintenance plan in respect of all surface water drainage within the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall include:

- i. full integration with approved landscaping and tree pit design;
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation and maintenance of the sustainable drainage scheme throughout its lifetime.

No building hereby approved shall be occupied until the sustainable drainage Scheme for the site has been completed in accordance with the submitted and approved details pursuant to this condition. The sustainable drainage Scheme shall be managed and

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maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To reduce the risk of flooding on site or elsewhere in accordance with paragraph 163 of the National Planning Policy Framework (NPPF) and Policies CC2, CC3 and EN18

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.
2. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted (“PC”) to make clear that they require approval from the Local Planning Authority before any development begins (or “PCD” where demolition or other works are excluded). This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.
3. i) 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.
ii) 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 note 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 from the Council’s website.
4. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council’s Public Register of Planning
5. 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.
6. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

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7. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is CHARGEABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development. For more information go to: http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

8. The occupiers of the residential units will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.