

DELEGATED APPLICATION REPORT

Ward: Abbey

App Refs: a) 230202/FUL & b) 230203/LBC (Alternative references PL/23/0202 & PL/23/0203)

Address: 13-15 Station Road, Reading, RG1 1LG

Proposals: a) Change of use from office (Class E) to 7 residential units (Class C3) at part-basement floor, part-ground floor and first to fourth floor levels, cycle storage facilities at rear ground floor level and replacement rooftop mechanical plant.

b) Various internal and external works associated with the change of use from office (Class E) to 7 residential units (Class C3) at part-basement floor, part-ground floor and first to fourth floor levels, including secondary glazing, internal layout alterations, cycle storage facilities at rear ground floor level and replacement rooftop mechanical plant.

Case Officer: Mr Jonathan Markwell

Applicant: Faye and Yara Ltd

Date received (valid from): 4 April 2023

Target Decision date: Originally 30 May 2023, but extensions of time for the determination of the applications have been agreed until 20 December 2024

1. SITE DESCRIPTION

The application site relates to a Grade II listed basement, five storey and roofspace mid-terrace building along the west side of Station Road, between the junctions of Garrard Street (to the north) and Friar Street (to the south). The building is occupied by Chiltern Training (& has been since 1993 as per discussions with the occupier during the officer site visit on 03/05/2023), with this being their headquarters in providing a range of learning opportunities in Childcare and Business and Administration. Based on the officer site visit it appeared that some of the space within the building had previously been used for educational purposes too, presumably on an ancillary basis to the main office function. Based on discussions during the officer site visit the demand for such facilities has decreased since the COVID-19 pandemic, hence the reconfiguration of the space proposed as part of this application.

The building was first listed in 1978 and the Historic England listing is as follows:

STATION ROAD 1. 5128 (West Side) Nos 13 and 15 SU 7173 NE 1/581 SU 7173 12/581 II GV 2. Probably circa 1903 and by Joseph Morris. Similar exuberant mixture of Baroque Art Nouveau and Flemish styles as Nos 17-27 (odd) qv. Very elaborate. 3 storeys and attic. Red and yellow glazed brick with terracotta enrichment to front only. Tiled roofs. 2 bays, tripartite sash windows. Bracketed oriel on 2nd floor to left. Enriched crows step gables of differing heights. Modern shop front.

Neither neighbouring building is listed, but opposite the site 8-10 Station Road and 2-25 Harris Arcade are Grade II listed, as is Great Western House to the north-west (occupied partly by Starbucks at ground floor level, fronting on Blagrove Street, and Malmaison Hotel [ground and three floors above, with the third floor being in mansard form] fronting onto Station Road.

The application site is also within the designated Reading Central Area, an air quality management area, tall building cluster, area of archaeological potential, primary shopping area, central core and office core.

The site is also within the Station/River Major Opportunity Area (MOA), with the MOA as a whole being a flagship scheme extending the centre and providing a mixed use destination in itself. The site is within the CR11a Friar Street & Station Road sub-area (thereby making it an allocated site for development), which states:

There will be active retail and leisure uses on the ground floor along Friar Street and Station Road, with a mix of uses on higher floors. Development should enhance linkages in a north-south direction to link to the Station Hill area. Listed buildings and their settings in

the area will be conserved, and opportunities to improve the environment of Merchants Place will be sought.

Station Road is a main pedestrian route between Reading Station and Broad Street within the town centre. It is also a designated cycle route, part of the proposed Mass Rapid Transit route and has restricted access for cars, with buses and taxis permitted (with bus stops and taxi ranks nearby). Garrard Street links the under construction Station Hill redevelopment and the 15 storey Thames Tower and Reading Station.

The service access road, to the west of the existing building, provides access/servicing capabilities to the existing building, Garrard House, Brunel House, Projection East and Icon House flats, the Novotel and Ibis Hotels and gated pedestrian access through to Merchants Place.

Site visit date: Interior and Exterior on 03/05/2023

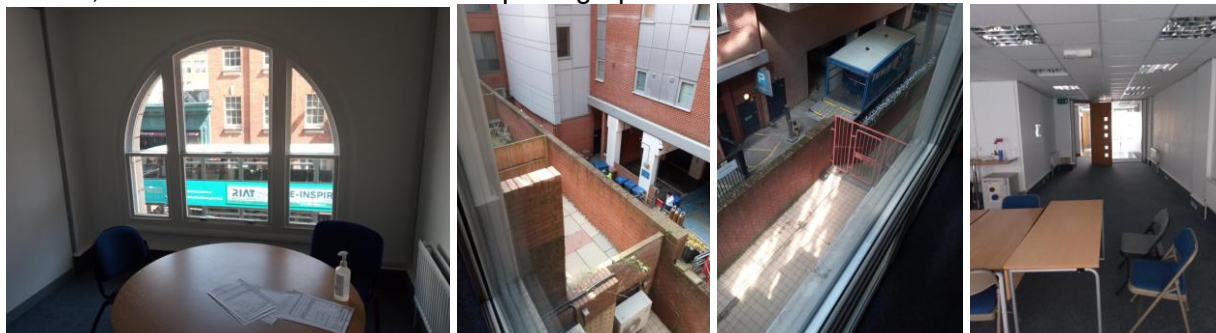
A selection of site visit photos:



Front and rear elevations



Fourth, third and second floor internal photographs



First floor internal and views to the rear



Ground, basement and rear elevation

2. PROPOSAL AND SUPPORTING INFORMATION

Full planning permission is sought for various works associated with conversion of existing building to 7 residential units (Class C3), with 6 x 1-bed units (2 each at first, second and third floor level) and 1 x 2-bed unit (at fourth floor level). Bikes and bins will be provided at basement floor level, with a separate residential entrance (as existing) provided at ground floor level. The proposals also involve the retention of part of the existing Class E use at remaining basement and remaining ground floor level, with a bike store within the external area at rear ground floor level. Replacement plant at roof level is referenced as being proposed (HVAC replaced with MVHR) as part of the proposed works too, with the proposed plans indicating a cycle store in the rear external area at ground floor level is also proposed.

Given the building is Grade II listed, separate listed building consent is sought for the various internal and external works associated with conversion of existing building to residential units (Class C3). As well as the external works referenced in the previous paragraph, a series of internal alterations are proposed, including the remodelling of units which involves the re-positioning of various walls and the proposed introduction of secondary glazing to the inside of windows on the front elevation at first floor level and above.

During the course of the application the applicant has altered their position in respect of providing affordable housing. At the outset of the application the applicant submitted valuations (in line with Policy H3), suggesting a willingness to make a financial contribution towards affordable housing elsewhere in the Borough. After officer feedback (where the value of the financial contribution was questioned and an alternative amount was suggested) the applicant decided to alter its position and instead pursue a viability case to seek to justify a nil contribution towards affordable housing. Viability information was submitted to support the updated position of the applicant.

The changes to the scheme were not considered to be of a nature to warrant formal public re-consultation on the application.

Plans considered

2209-PL-01 Location Plan & Block Plan
 2209-PL 05 Existing Roof Plan
 2209-PL 06/b Existing Elevation 01
 2209-PL 07/A Existing Elevation 02
 2209-PL 08/A Existing Sections
 2209-PL 12 Proposed Roof Plan
 2209-PL 13/b Proposed Elevation 01
 2209-PL 14/A Proposed Elevation 02
 2209-PL 15/b Proposed Sections
 As received 06/03/2023

2209-PL 02/a Existing Floorplans 01
 2209-PL 03/a Existing Floorplans 02
 2209-PL 04/a Existing Floorplans 03

2209-PL 09/b Proposed Floorplans 01
2209-PL 10/b Proposed Floorplans 02
2209-PL 11/b Proposed Floorplans 03
As received 04/04/2023

Other documents:

Design and Access Statement by iB Architects dated 10 January 2023 Ref 2209
Noise Assessment by Hawkins Environmental dated 26 Jan 23, Ref H3663 - NV – V2
Air Quality Assessment by Hawkins Environmental dated 26 Jan 23, Ref H3663 - AQ – v2
Market Report on letting activity and commercial market commentary by Hicks Baker dated January 2023
Transport Statement by Evoke Transport Ref R-22-0132-TS-01A dated 16 February 2023
As all received on 17/02/2023

Energy & Sustainability Statement '13-15 Station Road, Reading, RG1 1LG' by Pro Sustainability Ltd, dated 30/03/2023,
BREEAM UK Domestic Refurbishment 2014 Pre-Assessment Estimator v0.1 '13- 15 Station Road Reading RG1 1LG'
Planning and Heritage Statement Including Sustainable Drainage Information, Sustainability Statement and Waste storage and collection - 13-15 Station Road, Reading by Bell Cornwell LLP Ref 2557.
Email from Bell Cornwell LLP '13-15 Station Road, Reading - 230202/FUL and 230203/LBC', dated 04/04/2023
Letter from Winkworth, dated 30/03/2023
Letter from Hamlet Homes, undated
As all received on 04/04/2023

Financial Viability Appraisal by S106 Management dated 25/05/2023
Schedules 1 – 3 associated with the Financial Viability Appraisal by S106 Management
As both received on 25/05/2023

Email from Bell Cornwell 'RE: 13-15 Station Road, Reading', dated and received 22/06/2023
Schedule 1 13-15 Station Road, Reading, RG1 1LG by S106 Management, dated and received 14/08/2023
Email from S106 Management Ltd 'Fw: 13-15 Station Road, Reading Ref: 230202/FUL and 230203/LBC', dated and received 07/09/2023
Email from Bell Cornwell 'RE: 13-15 Station Road, Reading (230202/FUL and 230203/LBC)', dated and received 13/09/2023

CIL

Based on the information specified by the applicant the existing floorspace amounts to 748.4sqm, with the proposed change of use to residential totalling 509sqm. Given the proposed development seeks to create residential unit it will be CIL liable development, but in practice is likely to attract a nil contribution given existing floorspace at the building was still in use at the time of the officer site visit on 03/05/2023 (and therefore is likely to have been occupied for 6 months in the previous 3 years at the date of any permission) and involves no extensions to the building. However, given the significant time for the legal agreement to be completed in this instance (discussions took place between September 2023 and December 2024), it is unclear whether the 6 month / 3 year caveat applies at the time planning permission was issued.

3. RELEVANT PLANNING HISTORY (since 1990)

Application site:

920501 - Extending gas flue for extraction of gases. Granted 18/04/1994.

Neighbouring sites:

7-11 Station Road (directly to the south of the application site):

090857 - The addition of 1 floor to accommodate a residential (C3) 2-bedroom apartment, the conversion of 4 upper floors from commercial (A2) to contain 12 no. 1-bedroom residential units. The conversion of commercial space at street level to ancillary residential storage and utility accommodation and partly to extend the retained retail unit (amended description). Granted following completion of s106 legal agreement 28/04/2009.

131692/OPA - Change of use of ground (part), first, second, third and fourth floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 18 x 1 bed flats. Prior Approval Granted 28/01/2014.

140189/FUL - Extension of building at 5th floor level comprising 3 additional flats (1 x 1 bedroom and 2 x 2 bedroom) together with provision of cycle and refuse storage. Granted following completion of s106 legal agreement 11/03/2015.

141529/OPA - Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 18 x flats. Prior Approval Granted 14/11/2014.

17-27 Station Road (directly to the north of the application site):

None of relevance.

4. PUBLIC CONSULTATIONS

The following addresses were consulted by letter (in respect of application 230202), as sent on 12/04/2022.

7-11, 10, 12, 13-15, 17-27 Station Road
Ibis, 25 Friar St; Novotel, Friar Street

Two site notices (1 for 230202 and 1 for 230203) were erected on 17/04/2023 by the applicant, expiring on 09/05/2023. These were evident at the time of the officer site visit on 03/05/2023.

A press notice was published on 20/04/2023, expiring on 11/05/2023.

No letters of representation have been received.

INTERNAL CONSULTATIONS

Conservation and Urban Design Officer(CUDO)

Nos. 13 and 15 Station Road, circled in Red are a pair of Grade II listed buildings. Station Street looking south is part of a street view leading to the significant Grade II Queen Victoria Street. The site is not in a Conservation Area. Diagonally opposite to the south-east indicated by the green circle on the map below is the entrance to a listed Harris Arcade (Blue Star – Listed buildings. Pink Star – Locally listed buildings).



Conservation Comments

The host building is a former commercial office building dating from c.1903.

It has been partly unoccupied / underoccupied over the last few years. There has been one lease recently and they have reduced the area occupied and will finish their lease in 2024. The main area of significance is the front street facade and its original windows and windows joinery. The rear section of the building has no significance left and has been replaced by new modern offices.

The Listed Building Consent proposes to strip out a mainly modern building and its remaining office fit-outs.

The Heritage Statement clearly identifies the works proposed and apart from the detailing of the proposed secondary glazing on the street façade is supported as it will bring back new occupants to the building. The scheme is appropriate and supported as it will allow the host building to be refurbished for a new tenant.

Conclusion

Generally there are no objections to the proposal and Approval is recommended, subject to:

1. Any painting of timber framed windows and exterior doors to be painted with oil-based gloss paint (to match the front windows).
2. Submission for approval of 1:20 details for the proposed secondary glazing:

Reason: The proposed works are considered to be an enhancement of the listed building and will enable the occupation of the building and give an on-going use.

Transport

The site is located within the Reading Central Area and within Reading's primary shopping area. The site is located within Zone 1 of the adopted Parking Standards and Design SPD which is an area at the very heart of Reading Borough, consisting primarily of retail and commercial office developments, with limited residential. This area is well served by rail and bus links and also contains the largest proportion of public car parking spaces.

A car-free development is being proposed. Given the site's town centre location and the extensive on-street parking restrictions, this is acceptable, subject to the standard conditions preventing parking permits.

Each of the new dwellings will have secure cycle storage provided either within the flat or in the lower ground floor communal spaces. For the offices, an external cycle storage will be provided in the existing courtyard at the rear of the building. This is considered appropriate and will be secured via a compliance condition.

It is stated that refuse collection is from Station Road on a weekly on-street sack collection basis. Each dwelling has its own refuse storage (at basement level) and residents will be responsible for taking their refuse to the street on collection days. The Council's Waste department is satisfied that the bin storage collection arrangements are acceptable and these will therefore be secured via a compliance condition.

Any permission would be conditioned to ensure a Construction Method Statement is submitted and approved before any works commence on-site. The CMS must demonstrate that appropriate measures will be implemented to ensure the safety of pedestrians and cyclists around the construction site, as well as ensuring construction works are coordinated with other developments within the vicinity of the site (given the location of the site within a MOA and on one of the busiest streets in the town centre). The agreed measures included in the CMS become a formal commitment and will be approved by the Local Highway and Planning Department. This is to be secured by condition.

There are no transport objections to this application subject to the conditions referenced above.

RBC Property, Estates and Valuations team

Original observations:

RBC Property, Estates and Valuations consider that the affordable housing contribution suggested by the applicant (through the submission of two valuations submitted at the outset of the application), which appeared to equate to an offer of a financial contribution of £164,500, is not agreed and has been underestimated. RBC Property, Estates and Valuations consider that based on comparable evidence of properties in the local area the GDV will be higher than the figures estimated by the submitted quotations. More specifically, this is broken down as follows:

Unit	Type	Floor	Net sales area		Applicant proposed		RBC Pricing	
			sqm	sqft	Unit price	£/sqft	Unit Price	£/sqft
1	1 BF	1	57.9	623	£240,000	£385.09	£275,000	£441.25
2	1 BF	1	41.9	451	£200,000	£443.45	£250,000	£554.31
3	1 BF	2	58	624	£240,000	£384.42	£278,000	£445.29
4	1 BF	2	43.7	470	£195,000	£414.55	£253,000	£537.86
5	1 BF	3	57.9	623	£240,000	£385.09	£281,000	£450.87
6	1 BF	3	42.9	462	£200,000	£433.11	£256,000	£554.38
7	2 BF plus office	4	92.7	998	£315,000	£315.69	£370,000	£370.81
			395	4251.78	£1,630,000	£383.37	£1,963,000	£461.69

Based on the Council's pricings the GDV has increased to £1,963,000, which equates to 10% commuted sum towards affordable housing elsewhere in the Borough of £196,300. This is considered to comply with Policy H3 and should be secured via legal agreement.

Summary of subsequent discussions and comments:

Upon receipt of the above feedback the applicant altered its affordable housing position and submitted a viability assessment to seek to justify a nil contribution towards affordable housing. This viability evidence was considered on behalf of the Local Planning Authority by Colliers, alongside input from RBC Property, Estates and Valuations. The applicant was advised on 17/07/2023 that the proposed nil contribution towards affordable housing was not accepted.

Instead, it was considered (on the basis of an updated review based on the further information provided by the applicant) that the proposed scheme could appropriately make an upfront financial contribution towards affordable housing of £149,000. The Colliers review actually outlined that the policy compliant financial contribution would be £205,000 in this case, meaning the £149,000 financial contribution referenced above would not be a fully policy compliant contribution. In order to potentially make up this shortfall, the applicant was advised that a deferred affordable housing contribution mechanism would also be required to be secured via legal agreement too, to potentially secure a further contribution to make up the policy compliant contribution via a late-stage review of viability (all in accordance with standard processes detailed within the Affordable Housing SPD).

The applicant reviewed the LPA response and replied on 14/08/2023, providing further information seeking to justify a nil contribution towards affordable housing, countering the LPA viewpoint. This further information was considered by Colliers and RBC Property, Estates and Valuations, with the nil contribution not accepted by officers. Upon a further review of all information, and in an attempt to resolve matters, officers provided a final offer on 17/08/2023 (based on a suitable and appropriate methodology from the perspective of officers) for the applicant to either accept, or refuse, as follows:

- upfront financial contribution towards affordable housing of £72,446, as a payment-in-lieu of on-site provision
- deferred payment mechanism, securing a late-stage review of viability to dictate whether the scheme could provide any further contribution towards affordable housing. The headline terms of this would include a GDV figure of £1,942,000 (input 'C' in Appendix 4 of the Affordable Housing SPD), input 'Y' being 15%, input 'F' would be £2,244,392, 'G' – 0.2 and 'H' - £72,446.

In short, the applicant subsequently agreed to the above via email on 13/09/2023.

Whilst the upfront contribution is lower than that originally advised to be appropriate in this instance, this is owing to the updated viability evidence submitted during the course of the application. On the basis of the outcome of negotiations, the now agreed position is considered to ensure that the proposals are in compliance with Policy H3, in providing an appropriate contribution toward affordable housing to meet the needs of the Borough. In this case, this is through a combination of an upfront contribution, and to make up for this being below the fully policy compliant contribution, a late-stage deferred payment mechanism to potentially provide a further financial contribution should scheme viability at that time enable this.

Environmental Protection

There are potential Environmental Protection concerns regarding: Noise impact on development; Construction and Demolition phase; Noise arising from development; Air Quality impact – increased exposure / new receptors; Air Quality impact – increased emissions; Construction and Demolition phase.

Noise impact on development - The noise assessment submitted shows that the recommended standard for internal noise can be met, if the recommendations from the assessment are incorporated into the design. It is recommended that a condition be attached to consent to ensure that the glazing recommendations of the noise assessment will be followed. The details of the proposed ventilation are not provided in the noise assessment, however as mechanical ventilation is required due to the outcome of the air quality assessment, it is suggested that this compliance based condition just deals with the glazing.

Noise generating development - Applications which include noise generating plant when there are nearby noise sensitive receptors should be accompanied by an acoustic assessment carried out in accordance with BS4142:2014+A1:2019 methodology. A noise assessment has not been submitted with the application and therefore the likely noise impact of the proposal and whether the proposals are acceptable cannot be clearly determined. In the circumstances (existing plant at roof

level and nature of the surrounding area) a condition can be secured; however it is possible that the criteria would not be met with the plant specifications proposed in this application and a new application may need to be made at a later date for alternative plant / location.

Air Quality - Increased exposure - The air quality assessment predicts that the NO₂ levels will be above limit values for some of the floors. It may be that the levels will be above the limit for all floors as the predominant traffic passing that point is buses and taxis therefore the pollutant levels may not reduce as predicted by 2024. The general approach proposed for mitigation (ventilation with NO₂ filtration) is acceptable; however, further details are required to be submitted for agreement – e.g. location of inlets, confirmation of which flats will be ventilated. Therefore, a pre-commencement condition is recommended to secure details of the exact mitigation measures.

Air Quality - Increased emissions - Nothing further required as the development is small scale.

Construction and demolition phases – extensions / renovations - EP commonly receive complaints about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and about smoke from bonfires associated with the burning of waste on site of minor developments. The CMS (as recommended by transport) should include: required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction; Provisions to be made for the control of noise coming from the site during demolition and construction; Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

Informatives in relation to hours of work and preventing the burning of waste on site will be included to help prevent complaints.

Waste Operations

With the addition of bin stores for storage until collection day, this has dealt with our main concern. No comment on the application.

Thames Valley Police

No response 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.

5. LEGAL AND PLANNING POLICY CONTEXT

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'. The following local and national planning policy and guidance is relevant to this application:

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.

National Policy

National Planning Policy Framework 2024

National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

CC1 Presumption in Favour of Sustainable Development

CC2 Sustainable Design and Construction

CC3 Adaption to Climate Change

CC5 Waste Minimisation and Storage

CC6 Accessibility and the Intensity of Development

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

CC9 Securing Infrastructure

EN1 Protection and enhancement of the historic environment

EN6 New Development in a historic context

EN9 Provision of Open Space

EN12 Biodiversity and the Green Network

EN15 Air quality

EN16 Pollution and Water Resources

EN17 Noise Generating Equipment

H1 Provision of Housing

H2 Density and Mix

H3 Affordable Housing

H10 Private and Communal Outdoor Space

TR1 Achieving the Transport Strategy

TR2 Major Transport Projects

TR3 Access, Traffic and Highway-related matters

TR4 Cycle Routes and Facilities

TR5 Car and Cycle Parking and Electric Vehicle Charging

CR1 Definition of Central Reading

CR2 Design in Central Reading

CR6 Living in Central Reading

CR11 Station/River Major Opportunity Area

SPG/SPD

Revised Parking Standards and Design SPD 2011

Sustainable Design and Construction (2019)

Affordable Housing SPD (2021)

Planning Obligations under Section 106 SPD (2015)

Historic England Good Practice Guide Note Number 2: managing significance in decision-taking.

Principles of Conservation (Historic England, 2008)

Guide to the Conservation of Historic Buildings (British Standards Publication BS 7913:2013, 2015)

6. APPRAISAL

The main considerations relevant to the determination of these applications are considered to be:

- Land use matters
- Affordable Housing
- Design, including impact on heritage assets
- Quality of accommodation
- Amenity for nearby occupiers
- Trees, landscaping, ecology and biodiversity
- Transport
- Sustainability/energy
- Conditions

- Legal Agreement

Land use

Reduction in floorspace of the Class E use

In pure land use terms the proposal will result in the reduction in Class E floorspace at the site, from (based on information supplied by the applicant) 748.4sqm across all floors to 239.4sqm (the remaining Class E floorspace at part basement and part ground floor level). As such, it is proposed for there to be a reduction of 509sqm Class E floorspace at the site. The proposal does show the partial retention of Class E floorspace fronting onto Station Road at ground floor level, with the frontage split to comprise a retained Class E entrance and floorspace and a proposed residential entrance. The changes to the Use Class Order were introduced (in September 2020) subsequent to adoption of the Local Plan (in November 2019), meaning there is some ambiguity between the town centre uses referenced within the Central Reading Policies and uses within Class E. For example, office uses are now within Class E, but their former use – Class B1 – is not listed as a use encouraged within primary frontages in Central Reading under Policy CR7. Looking at matters more broadly, paragraph 5.3.4 of the supporting text to Policy RC1 recognises that “mixing uses within the centre is at the heart of the strategy” and the designation of a primary shopping area does not mean that other types of development will not be acceptable in this area. With this in mind, it is considered that the partial loss of Class E floorspace is accepted in this case, with it significant that a proportion of the frontage at ground level would remain in Class E use, with the remainder being the residential entrance to the upper floors (as Policy CR7 references).

It is noted that the applicant’s supporting statement provides commentary in relation to the specific loss of office accommodation at the site, as although the buildings lawful use is Class E (following changes to the Use Class Order in 2020) the building is presently and has for a number of years been occupied as offices (formerly Class B1, now Class E). Whilst not strictly necessary (given the commentary in the previous paragraph) the applicant has considered Policy EM3 (Loss of Employment Land) and assessed the proposals against the six criteria where employment **land** (officer emphasis) would be lost. Officers would note that employment land is not necessarily being lost, as some floorspace is being retained which could be retained in the same use (or any of the wider Class E uses). Furthermore, a marketing report by Hick Baker has been submitted to in order to assist in evidencing the non-viability of the use of the building for solely office uses (or more specifically the upper floors), on the basis of various marketing attempts to seek to attract occupiers between 2016 and 2022. This all points to support the proposed scheme, although as explained above, such evidence is not strictly required owing to the lawful Class E use and the partial retention of Class E uses at part ground and basement floors.

Introduction of residential at the site

The provision of seven residential units is welcomed in purely land use terms, assisting in contributing towards meeting the Council’s Housing targets, as per Policy H1.

Related to this, in terms of the residential mix of units proposed, Policy CR6i) requires all proposals for residential development in the central area to contribute towards a mix of different sized units. As proposed, the mix would be 6x1 and 1x2-bedroom units. Accordingly, the proposal would provide a mix of unit sizes, albeit a somewhat limited mix. Given the listed nature of the building, the nature of the proposals (the conversion of an existing building) and the footprint of the existing building (making two units per floor at first to third floor the natural configuration of units in this specific case), it is considered that the proposals adequately comply with Policy CR6i). The proposed mix will be secured via planning condition.

Affordable Housing

At the outset of the application, in line with Policy H3 and the Affordable Housing SPD, the applicant submitted valuations from two local estate agents. This was to generate the financial contribution to enable the equivalent of 20% of the housing to be provided as affordable housing in

the Borough (equating to 10% of the GDV). The applicant's submission was assessed, but as per the RBC Property, Estates and Valuations team advice in section 4 above, the £164,500 contribution which appeared to have been offered was considered to have been underestimated. Instead, based on RBC Property, Estates and Valuations advice, it was considered that a financial contribution of £196,300 was required to be secured. At this point the applicant altered its stance on affordable housing and proceeded to submit a viability assessment to seek to justify a nil contribution towards affordable housing. This has been considered by RBC Property, Estates and Valuations. As per section 4 above, the ensuing series of negotiations thereafter cumulated in an agreed position being established. This secures an upfront financial contribution towards affordable housing elsewhere in the Borough of £72,446, as secured in full via S106 Legal Agreement. This is however below the fully policy compliant amount. Accordingly, the S106 Legal Agreement shall also secure a late-stage deferred payment mechanism (also referred to as a Deferred Affordable Housing Contribution Mechanism), whereby should the scheme viability position at the time dictate, a further financial contribution would be secured which takes the financial contribution up to the full policy requirement (equivalent of 20% of the housing to be provided as affordable housing elsewhere in the Borough).

A further affordable housing related clause is considered to be necessary to be secured via S106 Legal Agreement in this case too. This involves the scenario that should the application site subsequently be extended/alterd to create further residential units (e.g. through the conversion of a 2-bed unit into 2 x 1-bed units, the remaining office floorspace at basement and ground floor being sought to be converted into residential units or the building possibly being extended to create further residential units) then contributions towards affordable housing would apply on a cumulative basis, rather than a standalone basis. This stems from Policy H3 requiring different levels of affordable housing depending on the number of units, with the current proposal incorporating 7 residential units, which attracts a 20% affordable housing contribution, whereas a 10 unit scheme would have required a higher 30% contribution and a 1-4 unit scheme would attract a lower 10% contribution. The proposed approach therefore prevents this proposal being the first of a possible succession of applications, with the later applications having lesser requirements, or put another way, if all applications had been submitted collectively it would have generated a larger requirement. It is considered reasonable and necessary for this to be secured in this case so the site makes an appropriate contribution towards affordable housing to meet the needs of Reading Borough. This clause has been incorporated within a number of other permissions in the Borough in recent years, including being accepted at planning appeals.

With the above obligations being secured via legal agreement, the proposals are policy compliant, making an appropriate contribution towards affordable housing to meet the needs of Reading. These affordable housing based obligations would comply with the National Planning Policy Framework and Community Infrastructure Levy (CIL) in that it would be: i) necessary to make the development acceptable in planning terms, ii) directly related to the development and iii) fairly and reasonably related in scale and kind to the development.

Design, including impact on heritage assets

Based on the officer site visit and supporting documentation submitted with the application it is evident that the only historic/architectural components of value (resulting in the listing of the building) at the site relate to the front façade of the building. Internally, no historical elements remain, with the building including relatively modern construction and fixtures and fittings throughout. The proposals seek to maintain the front façade of the building, with no external works proposed. The only element of the proposal which could impact on the significance of the designated asset involves the proposal to include secondary glazing, for which no details have been submitted at application stage. Accordingly, details are recommended to be secured via condition (as part of the listed building consent as they relate to internal works), together with standard listed building consent conditions regarding the future painting of any windows/doors and the proposals only relating to the works shown on the plans submitted. As per comments by the Council's CUDO at section 4 above, the proposals are supported in allowing the host building to be refurbished and the active use of the heritage asset building to be maintained and enhanced in the

future. As such, from a design and heritage perspective the proposals are acceptable subject to the above referenced conditions.

Quality of accommodation

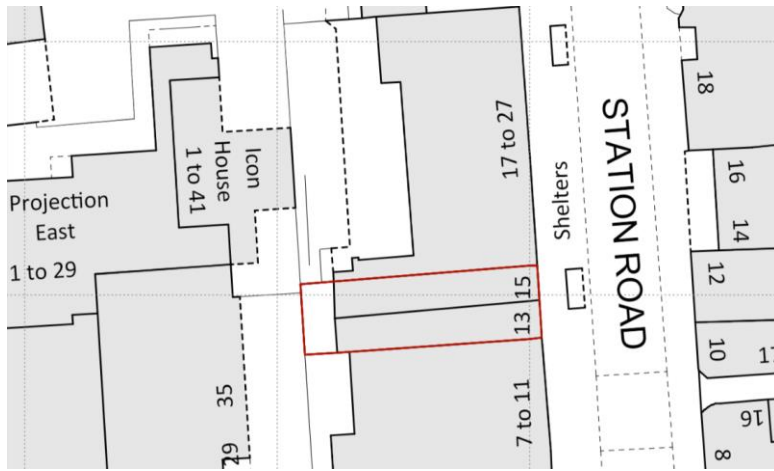
The proposed residential units will be on the upper floors of the building, thereby benefiting from natural light and outlook. Although the existing building is set within a dense urban setting, with the imposing hotel and residential buildings immediately to the west for example, during the officer site visit (on a midweek lunchtime dry day in May 2023) the levels of natural light from the existing windows at both the front and rear of the building were adequate and considered to be acceptable within this town centre location.

All of the units are regularly shaped and sized, with the constraints of this converting an existing (listed) building and stairs/lifts already being in pre-determined locations. All rooms (barring a home office non-habitable room in Flat 7 at fourth floor level) have access to natural light and outlook, with each unit meeting the minimum national floorspace standards. Although such standards do not apply within Central Reading locations, this is a good indication as to the suitability of the spaces for residential use. Furthermore, dedicated built-in utility/storage and bin stores are specified within each unit, with four of the seven units also showing space for a cycle store within the flat. This is in addition to the basement floor bike store, where a further three spaces are shown (so as to ensure 1 space per unit), and a collective bin store, with the existing lift within the building being utilised to enable ground floor access for these facilities. Both Transport and Waste Services consultation responses have confirmed satisfaction with these arrangements, subject to compliance conditions being secured.

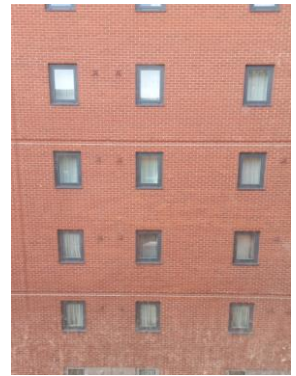
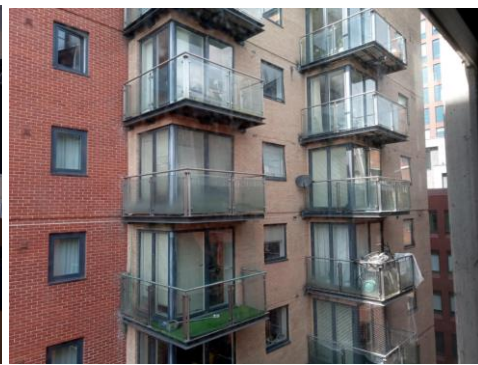
In terms of noise and disturbance matters, as per the EP comments above the submitted noise assessment is sufficient in terms of internal noise, providing the recommendations are implemented. This will therefore be ensured via a compliance condition. While noise generating plant is referenced as being proposed in the application, no details have been submitted and hence a condition will be included as part of any permission at the site. Turning to air quality matters, mitigation is required to make the units acceptable and further details will be secured via condition as per the EP observations above.

With regard to crime and safety matters, no consultation response has been received from the CPDA at Thames Valley Police. The submission is lacking in information concerning the measures to be implemented to ensure the safety of future occupiers. The totality of the information within the DAS appears to be reference that the scheme will “Deliver high-quality homes that address future lifestyle flexibility and the principles of Secure by Design” and “Creates a safe and accessible environment, where the quality of life and community cohesion can prevail, and opportunities for crime and disorder are minimised”. No actual features or measures have been referenced, with no information in relation to matters such as lighting, CCTV, the entrance lobby (no secondary secure airlock lobby is proposed at ground floor, meaning anybody accessing through the front residential entrance could access the upper floors) and details of the entrance doors. Mindful of the location of the site within the heart of the town centre and the need to ensure the future safety and amenity of occupiers it is considered necessary for a condition to secure further details of the access controls and security measures the applicant intends to incorporate as part of the scheme. Whilst primarily for the benefit of future occupiers and users of the development, this will also assist the wider area too.

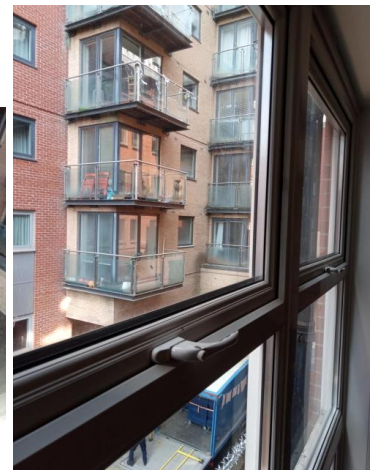
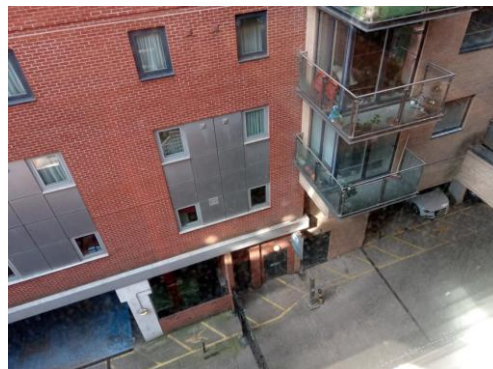
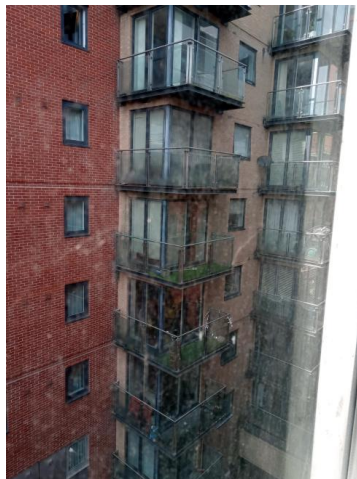
It is acknowledged that there is a potential issue of overlooking/loss of privacy and a lack of outlook/sense of enclosure for future occupiers (and for existing nearby occupiers being harmed by the proposal – separately discussed in the amenity section below) owing to the existence and proximity of Icon House/Projection East residential unit windows/extruding balconies and Ibis/Novotel windows to the west, as per the site plan below (hotel windows are at the 29-35 building):



As per the site plan above, the existing urban grain is particularly tight at this part of the town centre. The proposal would create direct overlooking to Ibis/Novotel rooms at a distance of 9m, but given the hotel use, it is not considered that this (despite the close distances) would be significantly harmful for future occupiers.



Above and below: Views from within the application site building showing Icon House windows/balconies and Ibis/Novotel hotel room windows



In terms of Projection East / Icon House flats, this relationship is not considered to compromise the quality of accommodation for future occupiers to such an extent to seek to refuse the application. The overlooking to future occupiers would not be direct (as verified during the officer site visit, but at a slight offset/angle and the diagonal window to window distance is 8m, reducing to 7m if you take account of the terraces at the neighbouring building. Whilst these distances are acknowledged to be close and provide opportunities which would not be ideal for future occupiers, mindful of the dense urban location and these being converted for residential use, future occupiers will to an extent anticipate some compromises in terms of the quality of accommodation within this context. Furthermore, the layout of the units is such that bedrooms are located in the closest proximity to Projection East/Icon House, with the main living/dining/kitchen space furthest away. Accordingly,

the part of the building where it would be expected for future occupiers to use the most (the living/dining/kitchen room) is as far away as possible from the existing flat windows/balconies.

Officers have also considered whether it would be advantageous to explore introducing fins/obscure glazing to protect to privacy of future occupiers more than is presently proposed, but there would be a competing impact in this regard in terms of compromising outlook and light. As such, in weighing up the pros and cons of such arrangements it is considered that the present arrangement would be the better solution in overall terms. It is therefore considered that for future occupiers this relationship is adequate.



In terms of the reconfigured Class E floorspace (specified on the floor plan to be office space, but in reality any use within Class E could operate from the site), this provides a sufficiently active frontage (similar to the current arrangement) and provides appropriate space at basement and part ground floor level, totalling 239.4sqm. Suitable physical separation between the office and residential uses is possible. Separate cycle spaces are shown at rear ground floor level.

For clarity purposes, strictly speaking the proposals are not considered to constitute a 'residential conversion', as per Policy H8 and the Residential Conversions SPD (2023). This is as the proposal relates to the conversion of an office building to residential use, rather than residential-residential concerns which the policy and SPD cover. As such, the conversions checklist is not engaged, although in practice the proposal overwhelmingly adheres to such checklist items in any event.

Amenity for nearby occupiers

Following on from the quality of accommodation section above, it is considered that for hotel occupiers there is a lesser requirement (than residential occupiers) for privacy and outlook, owing to the short-term nature of the accommodation. Set within this context, although the distances are close (9m) and the overlooking would be direct, this is not considered so harmful to seek to resist these proposals. In this regard it is also worthy to note that the neighbouring building to the south of the application site (7-11 Station Road) is already residential in use, with the benefit of a full permission as well as later prior approval (see section 3 of this report for those relevant applications). This results in similar overlooking/outlook issues to those proposed. Although, as a

result of these proposals, these impacts would be encountered by a greater number of hotel rooms, in overall terms the level of harm is not significant enough to warrant resisting the proposals on this basis.

For current/future occupiers at the nearest Projection East / Icon House flats, it is acknowledged that the closest units would include windows at an angled distance of 8m to the closest proposed window at the application site, reducing to 7m when this distance is taken from the existing projecting balcony at these existing residential flats. These residential units are already compromised to an extent through the existing non-residential use at the application site, the residential uses to the south of the application site at 7-11 Station Road and the Novotel/Ibis hotel building. At the time of the officer site visit (on a midweek lunchtime) most existing flats had curtains shut, but it was evident that overlooking into habitable rooms would be possible from the application site. The proposal would introduce new opportunities for overlooking at close quarters, but this is not directly facing and therefore, despite the close distances, it is not considered to result in significant adverse impacts in a dense urban setting. The proposed layout of the flats also assists to a degree, with bedrooms shown at the closest point and the living/dining rooms furthest away to protect nearby occupiers amenity as much as possible. As such, on balance, this element of the proposals is considered to be acceptable.



Above: View of the rear of the application site building from ground level & aerial view

Given the proposals involve solely change of use matters, no additional daylight and sunlight impacts to any nearby occupiers would occur, and existing nearby occupiers would not be visually dominated by the existing building any more than is possible at present. In terms of noise and disturbance the EP based conditions will protect nearby amenity in addition to that of future occupiers. In respect of all other Policy CC8 factors not referenced above, no harmful adverse impacts are envisaged to existing nearby occupiers from the proposed development. In summary, whilst there are some privacy/overlooking and outlook shortfalls in the proposals, in overall terms the proposals are considered to adequately comply with the general thrust of amenity Policy CC8.

Trees, landscaping, ecology and biodiversity

Given the nature of the proposals lacking any substantive external works and not including any existing on-site existing landscaping (or scope for proposed on-site landscaping), together with the listed nature of the building, there is considered to be limited scope to introduce greening or biodiversity elements into the proposals. While it is recognised that the site is within the air quality management area and one of the two lowest canopy cover wards, hence any incorporation of greening is encouraged, practically providing this is constrained. As such, in this specific instance, it is not considered possible or therefore appropriate to seek to secure either landscape provision or biodiversity enhancements.

Transport

As per the above transport comments at section 4, the proposals are considered appropriate from this perspective, subject to a number of conditions (relating to parking permits, cycle and waste stores and a construction method statement), which will duly be secured.

Sustainability/energy

The submission has been accompanied by both an Energy & Sustainability Statement and a BREEAM UK Domestic Refurbishment 2014 Pre-Assessment Estimator. These are welcomed in principle in seeking to demonstrate compliance with Policy CC2 and the Sustainability SPD requirements in particular. More specifically, it is notable that sustainable design measures have been facilitated through the scheme, such as building fabric improvements, more efficient heating systems and controls, the application of low energy lighting fittings and a MVHR system. The BREEAM pre-assessment indicates that a 62.10% rating is anticipated to be achieved, which is within the required 'Very Good' rating. Two planning conditions are recommended to secure the BREEAM Very Good rating in practice. The first relates to securing an Interim BREEAM Very Good rating Certificate at the pre-commencement stage. The second will secure a Final BREEAM Excellent rating Certificate prior to the first occupation of the basement or second/roof level unit. These conditions are necessary to ensure the development is carried out in accordance with sustainable building standards, adhering to both Policy CC2 and the guidance within the Sustainable Design and Construction SPD.

Although an energy statement was not strictly necessary, given this is not a Major development and the proposal is not seeking new build housing (as per Policy H5), the applicant has nevertheless provided information specifying that the scheme will reduce carbon emissions over Part L of the Building Regulations 2021 by 29%, through a combination of fabric and building services efficiencies. The applicant has also considered the various decentralised energy options (which, again, is not strictly required for a minor development such as this) and although none are being pursued, this is understandable in the context of the listed building and the nature of the proposals. Given the policy context, it would not be reasonable to secure the energy measures via condition in this specific instance.

Pre-commencement conditions

Pre-commencement conditions in respect of air quality mitigation, BREEAM and the demolition / construction method statement details are considered to be required. In line with section 100ZA(5) of the Town and Country Planning Act the wording of these conditions were sent to the agent (on behalf of the applicant) on 05/05/2023 for comment and hopeful agreement. No response on the wording of these conditions was received within the timeframes stipulated within the regulations and in that scenario the conditions are considered to be agreed by default. Accordingly, the LPA has followed the requirements of the regulations and in the absence of a response from the applicant these conditions will be included.

Legal Agreement

As per the affordable housing section above, a financial contribution of £72,446 towards affordable housing elsewhere in the Borough, a Deferred Affordable Housing Contribution Mechanism and an additional clause for affordable housing to apply on a cumulative basis if future applications to alter/extend the building are received will be secured via legal agreement and these meet the required NPPF/CIL tests.

7. CONCLUSION

In terms of the planning balance, the benefits of the proposals are considered to outweigh any shortfalls of the scheme. In particular, the provision of residential units and the works to the listed building, helping to sustain and enhance the significance of the asset, which based on the officer site visit is in need of improvement, are amongst the benefits. It is also relevant that part of the existing office use is being retained at part basement and ground floor level. The totality of the benefits outweigh the identified shortcomings, including the overlooking/privacy, outlook/sense of

enclosure and day/sunlight relationships between the proposed units facing west (to the rear of the site) and existing residential units to the west.

Therefore, in conclusion, the proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted, subject to conditions and the completion of a legal agreement to secure the following:

- A financial contribution towards affordable housing elsewhere in the Borough of £72,446
- Deferred Affordable Housing Contribution Mechanism
- Should the application site subsequently be extended/alterd to create further residential units then contributions towards affordable housing would apply on a cumulative basis also taking into account this application.

Listed building consent is similarly considered to be acceptable and can be granted subject to conditions.

8. RECOMMENDATION

Grant Planning Permission subject to conditions and the completion of a S106 Legal Agreement
Grant Listed Building Consent subject to conditions

Recommended Conditions:

230202/FUL:

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

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

2209-PL 09/b Proposed Floorplans 01
2209-PL 10/b Proposed Floorplans 02
2209-PL 11/b Proposed Floorplans 03
As received 04/04/2023

Reason: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. No change to the unit mix – 6 x 1-bedroom and 1 x 2-bedroom units - shall be made to the development hereby permitted without written approval from the Local Planning Authority.

Reason: In order to ensure that the proposed development provides an appropriate range of housing opportunities / dwelling types to meeting requirements for different groups, in accordance with Policy H2 of the Reading Borough Local Plan 2019.

4. * No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. As well as demonstrating a commitment to ensuring the number of HGV movements are managed and controlled, the CMS must demonstrate that appropriate measures will be implemented to ensure the safety of pedestrians and cyclists around the construction site as well as ensuring construction works are coordinated with other developments within the vicinity of the site.

The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location of loading and unloading of plant and materials;
- c) Location on site for storage of plant and materials used in constructing the development;
- d) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- e) Identification of any footpath closures or road closures needed during construction;
- f) Required wheel washing facilities on site;
- g) Safety measures for pedestrians and cyclists around the site;
- h) A coordinated approach with other development works within the vicinity of the site.
- i) A scheme for recycling waste resulting from the construction works.
- j) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- k) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- l) Provisions to be made for the control of noise coming from the site during demolition and construction;
- m) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policies CC8, EN15, EN16 and TR3 of the Reading Borough Local Plan 2019.

- 5. No dwelling hereby permitted shall be occupied until the bicycle parking facility for that dwelling has been provided in accordance with the plans hereby approved (2209-PL 09/b Proposed Floorplans 01, as received 04/04/2023). The facility shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policies TR1 and TR5 of the Reading Borough Local Plan 2019.

- 6. No dwelling hereby permitted shall be occupied until the refuse and recycling storage facility shall be implemented fully in accordance with those details shown on the approved plan (2209-PL 09/b Proposed Floorplans 01, as received 04/04/2023) and thereafter retained for use by occupiers of the dwelling/building at all times.

Reason: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policies CC5, CC7 and CC8 of the Reading Borough Local Plan 2019.

- 7. No residential unit hereby approved shall be occupied until the Local Planning Authority has been notified in writing of the full postal address of the unit(s) hereby approved. The notification shall be sent to the Local Planning Authority quoting the application reference specified on this Notice.

Reason: In order that the Council can update its records to ensure that parking permits are not automatically issued to the occupiers of the new residential units 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 Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

8. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

Reason: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically 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 Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

9. The glazing and any other mitigation specified shall be installed in accordance with the specifications recommended within the Noise Assessment submitted with the application [Noise Assessment by Hawkins Environmental dated 26 Jan 23, Ref H3663 - NV – V2, as received 17/02/2023].

Reason: In order to protect the amenity of future occupants of the proposed development in accordance with Policies CC8, EN16 and CR6 of the Reading Borough Local Plan 2019.

10. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014+A1:2019 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policies CC8, EN17 and CR6 of the Reading Borough Local Plan 2019.

- 11.* No development shall take place until a detailed scheme demonstrating sufficient mitigation to protect the occupants of the new dwellings hereby approved from poor air quality has been submitted to and been approved in writing by the Local Planning Authority. The scheme shall be implemented as approved prior to occupation of any part of the development and retained as approved at all times thereafter.

Reason: In order to protect the health of future occupants of the proposed development in accordance with Policies CC8, EN15 and CC6 of the Reading Borough Local Plan 2019.

12. * No development shall commence on site until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and approved in writing by the Local Planning Authority.

Reason: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

13. Prior to first occupation of the development hereby approved, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in condition 12.

Reason: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

14. No dwelling hereby permitted shall be occupied until a site security strategy is submitted to and approved in writing by Local Planning Authority. The site security strategy shall include details of a robust access control strategy. The approved measures contained within the site security strategy shall be implemented prior to the first occupation of any residential unit hereby approved and permanently retained and maintained thereafter.

Reason: To protect the amenity of future occupiers of the proposed development and in the interests of safeguarding the character and appearance of the buildings and the wider immediate area, in accordance with Policies CC7, CC8 and CR2 of the Reading Borough Local Plan 2019.

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 agreed extended timescale for the decision to be issued.
2. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted (with a *) to make clear that they require approval from the Local Planning Authority before any development begins. 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. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on Building.control@reading.gov.uk OR telephone 0118 9372449 9.00am to 1.00pm Monday to Friday
7. 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.
8. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall
9. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.
10. 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. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.
11. The occupiers of the residential unit(s) 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.
12. Noisy construction, demolition and associated activities should be restricted to between the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, with no noisy works taking place at any time on Sundays and Bank or Statutory Holidays.
13. There should be no burning of waste on the site.

230203/LBC

1. The works hereby permitted shall begin no later than 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 section 51 of the Planning and Compulsory Purchase Act 2004.

2. The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans or specifications:

2209-PL 09/b Proposed Floorplans 01
2209-PL 10/b Proposed Floorplans 02
2209-PL 11/b Proposed Floorplans 03
As received 04/04/2023

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the Listed Building Consent hereby approved and in order to protect the special historic and architectural character of the listed building, in accordance with Policy EN1 of the Reading Local Plan 2019.

3. Prior to the first occupation of any residential unit, plan, elevation and section drawings, with materials annotated, of the proposed secondary glazing on the front (east) elevation windows at first, second, third and fourth floor level, at a minimum scale of 1:10, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in full accordance with the details thus approved and shall be installed prior to the first occupation of any residential unit and retained and maintained as such thereafter.

Reason: These details are required due to insufficient information being contained within this submission and in order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

4. Any painting of timber framed windows and exterior doors shall be painted with oil-based gloss paint.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

5. All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

Informatives:

1. Officers have worked positively and proactively with the applicant to determine the application within the agreed extended 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.

