

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

Application for Full planning permission

To: Mr Jamie Lewis
21 Princess Victoria Street
Clifton
Bristol
BS8 4BX

Application No: PL/24/1520
Application type: Full planning permission

Applicant: C/O Agent

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: External refurbishment of an existing office building (Use Class E) including alterations to the main entrance space, elevations, installation of solar photovoltaics (PV) panels and electric vehicle charging points, replacement plant equipment, external lighting, erection of a new cycle store with changing facilities, a new external pergola and associated landscaping works.

At: 300 Brook Drive, Green Park, Reading, RG2 6UU

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: 7 February 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

Application At: 300 Brook Drive , Green Park, Reading, RG2 6UU

Application No: PL/24/1520

Application type: Full planning permission

CONDITIONS & REASONS

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:

- Drawing No. 156210-STL-XX-00-DR-A-XXXX-17003 (Rev PL_P27) – Refuse Enclosure
- Drawing No. 156210-STL-XX-00-DR-A-XXXX-61002 (Rev PL_P27) – Proposed GA – Feature Archway
- Drawing No. 156210-STL-XX-03-DR-A-XXXX-10204 (Rev PL_P27) – Proposed Roof Plan
- Drawing No. 1004_PL_001 (Rev P08)– Landscape General Arrangement
- Document No. 156210-300BD Pergola Planning Pack (Dated 23rd October 2024)
- Drawing No. 156210-STL-XX-00-DR-A-XXXX-10000 (Rev PL_P27) – EOJF – Proposed GA Plan
- Drawing No. 156210-STL-XX-00-DR-A-XXXX-10002 (Rev PL_P27) – EOJF – Proposed Site Plan
- Drawing No. 156210-STL-XX-00-DR-A-XXXX-10200 (Rev PL_P27) – Proposed Ground Plan
- Drawing No. 156210-STL-XX-00-DR-A-XXXX-17001 – Site Location Plan (Rev PL_P27)
- Drawing No. 156210-STL-XX-00-DR-A-XXXX-17002 (Rev PL_P27) – Proposed Site Plan
- Drawing No. 156210-STL-XX-XX-DR-A-XXXX-20001 (Rev PL_P27) – Proposed Building Elevations Sheet 01
- Drawing No. 156210-STL-XX-XX-DR-A-XXXX-20002 (Rev PL_P27) – Proposed Building Elevations – Sheet 02
- Drawing No. 156210-STL-XX-XX-DR-A-XXXX-20003 (Rev PL_P27) – EOJF – Proposed Elevations
- Document No. 332611112 – Flood Risk Assessment (Dated October 2024 Rev A)
- Drawing No. W.001175-RED-XX-00-DR-M-2900 (Rev T3) – Mechanical Services Layout (Ground)
- Drawing No. W.001175-RED-XX-RD-DR-E-2002 (Rev T3) – Electrical Services Roof PV Services

Date: 7 February 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

- Drawing No. W.001175-RED-XX-RF-DR-M-2900 (Rev T3) – Mechanical Services Layout (Roof)

- BREEAM Pre-Assessment and Sustainability Statement (Dated October 2024 Rev E)

As received 14 November 2024

- Green roof illustrative drawing

As received 19 December 2024

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. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 and EN11 of the Reading Borough Local Plan 2019.

4. No development above ground level for the End of Journey Facility shall commence until a plan showing the full details of the proposed sedum roof showing the full specification and planting of the sedum roof and maintenance schedule covering a minimum of 5 years (including replacement where elements fail to be maintained) has been submitted to and approved in writing by the Local Planning Authority. The sedum roof shall thereafter be constructed in accordance with the approved details prior to occupation of the building hereby approved. The sedum roof shall thereafter be maintained in accordance with the maintenance schedule.

Where, within a period of 5 years from the date of planting, any parts of the sedum roof die, are removed or become seriously damaged or diseased, it shall be replaced in the at the earliest opportunity, to be agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in accordance Policy EN12 and EN14 of the Reading Local Plan 2019.

5. Prior to occupation of the end of journey facility, a plan showing how the cycle parking spaces can satisfactorily be provided on site is submitted to and been approved in writing by the Local Planning Authority. The proposed cycle racks should be provided to ensure the frame and wheels can be secured, and is easy to facilitate the use of 'D' type locks and/or conventional chains/cables. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

REASON: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

Date: 7 February 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

6. The development shall be carried out in accordance with the submitted flood risk assessment (300 Brook Drive, Green Park. Flood Risk Assessment prepared by Stantec on behalf of Green Park (Reading) No.1 LLP c/o Mapletree. (Revision A, October 2024)) and the following mitigation measures it details:

- There shall be no built development within the 1% Annual Exceedance Probability plus 25% climate change flood extent in accordance with the submitted FRA section 7.2.2.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: In accordance with paragraph 181 of the NPPF, to prevent an increase in flood risk elsewhere by ensuring that the flow of flood water is not impeded, and the proposed development does not cause a loss of floodplain storage.

7. Prior to the completion of works of the development, details of biodiversity enhancements, to include 6 bird and 2 bat boxes on and around the site shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved. A short letter report stating that the boxes have been installed correctly and as per the approved plan is to be submitted to the Council prior to the completion of the works.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 186 of the NPPF,

8. No development shall commence on site until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);
- b) Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), tree pit specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
- c) A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;
- d) Routes and details of proposed functional services below ground including any of the following required: foul surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points.

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

Date: 7 February 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

9. No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site that remain within 15 meters of the End of Journey Facility, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

10. Within 12 months of 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 within the BREEAM Pre-Assessment and Sustainability Statement (Dated October 2024 Rev E) contained within the approved plans and documents (condition 2).

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

11. The building hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

12. Prior to first occupation of the development hereby approved, the refuse and recycling storage facility shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the dwelling/building at all times.

Date: 7 February 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

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 Policy CC7 of the Reading Local Plan 2019.

13. The building hereby approved shall not be first occupied until the Scheme Electric vehicle charging points as shown on the approved plans have been fully provided. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

REASON: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

14. The specific sound level of the plant/equipment hereby approved, (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 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.

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

15. Pre-commencement Land gas risk assessment and remediation (to be submitted, including approval by LPA , and implementation as recommended)

Risk Assessment

a) The development hereby approved shall not be commenced until a site-specific land gas risk assessment in accordance with current guidance and a detailed land gas site investigation as necessary has been carried out by a competent person to fully and effectively characterise the nature and extent of land gas and its implications for the development hereby approved.

Remediation Scheme

b) The development hereby approved shall not be commenced until a remediation scheme demonstrating how the development is to be protected against the possibility of land gas in accordance with the findings of the above risk assessment, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented and completed as approved before the development is first occupied and those measures incorporated into the development shall thereafter be retained as approved at all times thereafter.

Implementation of Approved Remediation Scheme

c) No part of the development hereby approved shall be first occupied until a validation report by an independent assessor demonstrating the remediation has been carried out fully in accordance with the approved scheme has been submitted to and approved by the Local Planning Authority.

Date: 7 February 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

INFORMATIVES

1. Please note that this permission is has been granted subject to the statutory condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Failure to submit a Biodiversity Gain Plan prior to the commencement of development is a breach of planning consent and may lead to formal enforcement action being taken that will require all development on site to cease.

You should ensure that works do not commence until Biodiversity Gain Plan has been submitted to and approved in writing by the council and "the biodiversity gain condition" has been discharged. Submit your application to discharge the BNG condition by making an application under Art 27 DMPO – an application for an approval required by a planning condition.

2. 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.

3. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted 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.

4. 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.

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. Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link:

<https://www.gov.uk/wildlife-licence>

Date: 7 February 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

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.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made via the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.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.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

More information can be found online: <https://www.reading.gov.uk/planning-and-building-control/street-naming-numbering/>

Date: 7 February 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services