

**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: Paul Butt Planning Ltd
8 Hyde Copse
Marcham
OX13 6PT

Application No: PL/24/1079
Application type: Full planning permission

Applicant: Hanslink Ltd

READING BOROUGH COUNCIL as Local Planning Authority **REFUSE** planning permission for the following development.

Proposal: Change of use of existing building and extensions to provide 18 apartments.

At: TRINITY HALL, SOUTH STREET, READING, RG1 4QU

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 20 June 2025



SDV

**Acting Assistant Director, Planning,
Transport & Public Protection**

Application At: TRINITY HALL, SOUTH STREET, READING, RG1 4QU

Application No: PL/24/1079

Application type: Full planning permission

REASONS FOR REFUSAL

1. The proposed development by reason of its excessive scale, bulky roof forms, and discordant detailing would result in an imposing and visually dominant development which fails to respond positively to its local context, including the setting of surrounding heritage assets. As such the proposal would result in harm to the character and appearance of the area, contrary to Policies CC7, EN1 and H2 of the Reading Borough Local Plan 2019 and paragraphs 131, 135 and 139 of the NPPF 2024.
2. In the absence of a completed legal agreement to secure the provision of an acceptable amount, mix and tenure of Affordable Housing, the proposal fails to make an appropriate contribution to the housing needs of Reading Borough, contrary to Policies H3 and CC9 of the Reading Borough Local Plan (2019), Affordable Housing Supplementary Planning Document (2021), Planning Obligations under Section 106 SPD (2015) and paragraphs 11, 63, 64, 66 of the NPPF 2024.
3. In the absence of a completed legal agreement to secure an appropriate financial contribution towards carbon off-setting in Reading Borough, the proposal would not acceptably adapt to climate change, achieve zero carbon homes standards and not provide appropriately towards energy infrastructure, contrary to Policies CC3 (Adaptation to Climate Change), CC9 (Securing Infrastructure) and H5 (Standards for New Housing) of the Reading Borough Local Plan (2019) and the Sustainable Design and Construction SPD (2019) and Planning Obligations under S106 SPD (2015).
4. In the absence of a completed legal agreement to secure an acceptable Employment and Skills Plan (construction phase only; employment and skills plan, or financial contribution), the proposal fails to contribute adequately to the employment, skills or training needs of local people with associated socio-economic harm, contrary to Policy CC9 (Securing Infrastructure) of the Reading Borough Local Plan (2019) and the Employment Skills and Training SPD (2013) and Planning Obligations under Section 106 (2015).

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INFORMATIVES

1. This decision relates to the following plans and documents:

Drawing No: Proposed Livery Close and North Elevations PL51 Rev A
Drawing No: Proposed Sidmouth Street and South Street Elevations PL50 Rev A
Received 14th February 2025
Heritage Statement Project Number 28058 dated October 2024
Received 23rd October 2024
Drainage Statement Ref: 004_8220157_JD_Drainage_Statement
Received 21st August 2024
Planning and Affordable Housing Statement dated August 2024
Design and Access Statement dated August 2024
Transport Statement Ref: 003_8220157_IK_Transport_Statement
Financial Viability Statement dated August 2024
Draft Legal Agreement
Daylight and Sunlight Report dated August 2024
Location Plan AC01 Rev A
Block Plan – Proposed Scheme PL02 Rev A
Site Survey K3321-T
Existing Plans PL03
Existing Elevations PL04
Landscape Strategy Plan 8493/LCP Rev C
3rd Floor and Roof Terrace Landscape Plan 8493.PP.2.1
Proposed Section A-A PL52
Proposed Ground Floor Plan PL45
Proposed First Floor Plan PL46
Proposed Second Floor Plan PL47
Proposed Third Floor Plan PL48
Proposed Roof Plan PL49
Received 20th August 2024

2. The local planning authority has worked with the applicant in a positive and proactive manner by advising of the concerns with proposal, seeking to overcome concerns and negotiate an appropriate amount of Affordable Housing. This has not been possible in this instance and the decision has been made to refuse planning permission.

3. Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal 2, 3 and 4 could be overcome with the completion of a satisfactory s106 legal agreement for a scheme that was in all other respects acceptable.

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4. The applicant is advised that the refused scheme, had it been able to be approved, would have been a CIL (Community Infrastructure Levy) liable development.

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.

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

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

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

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

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

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

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

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

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

Purchase Notices

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

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