

**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

Applicant: Mr Alex Burrows

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: Conversion of the double height ground floor level space at the southern end of the mid-block to provide 4 residential units (Class C3) at newly created first floor level, flexible Class E(b) or Sui Generis uses at remodelled ground floor level and various associated alterations (part retrospective) (amended description)

At: Huntley Wharf, Kenavon Drive, Reading, RG1 3DH

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: 1st July 2025



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

Application At: Huntley Wharf, Kenavon Drive, Reading, RG1 3DH

Application No: PL/25/0310

Application type: Full planning permission

CONDITIONS & REASONS

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

- KD-PRP-MID-ZZ-DG-A-2201 - Middle Block Proposed South and North Elevations
- KD-PRP-MID-ZZ-DG-A-2202 - Middle Block Proposed East Elevation
- KD-PRP-MID-ZZ-DG-A-2203 - Middle Block Proposed West Elevation
- KD-PRP-MID-ZZ-DG-A-2301 - Middle Block Proposed Section D-D
- KD-PRP-MID-ZZ-DG-A-2401 - Middle Block Proposed Bay Study 4
- KD-PRP-MID-ZZ-DG-A-2900 - Middle Block GIA Schedule and Area Proof

As received 26/02/2025

- KD-PRP-MID-01-DG-A-2100 Rev B - Middle Block Proposed Block Plan - Ground Floor
- KD-PRP-MIS-01-DG-A-2101 Rev A - Middle Block Proposed Block Plan - First Floor
- KD-PRP-MID-01-DG-A-2111 Rev A - Middle Block Proposed GA Plan – First Floor
- 0446-INT-XX-XX-SC-L-810-001 Kenavon Drive Mid Block Podium Planters

As received 16/05/2025

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.

2. 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.

Reason: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7, CR2 of the Reading Borough Local Plan 2019.

3. No change to the unit mix (4 x 2-bedroom units) shall be made to the development hereby permitted without written approval from the Local Planning Authority.

Date: 1st July 2025



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

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. Within six months of the date of this planning permission 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 in relation to the four residential units hereby approved 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.

5. Prior to first occupation of any of the 4 residential units 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 4.

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.

6. Prior to first occupation of the reconfigured ground floor unit 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 shall be submitted to and approved in writing by the Local Planning Authority, demonstrating that the ground floor unit has attained as a minimum the 'Very Good' standard set out in the Final Design Stage BREEAM Assessment Reference BREEAM-0088-7927, as received 27/07/2022, as approved under approval of details application 221111 on 22/08/2022 (as per condition 51 i) c) of planning permission 170509 on 10/10/2018 at the wider development site).

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.

7. The measures within the approved Construction Method Statement, reference Construction Environmental Management Plan Commercial Space to apartments, Reading Kenavon Drive, Reading, dated 10/08/20, as received 21/05/2025, shall be adhered to throughout the whole of the construction period.

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Reason: 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.

8. No dwelling hereby permitted shall be occupied until the bicycle parking facilities have been provided in accordance with the details hereby approved on plan KD-PRP-MID-01-DG-A-2100 Rev B - Middle Block Proposed Block Plan - Ground Floor, as received 16/05/2025. The facilities 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.

9. 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.

10. 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, in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

11. No dwelling hereby permitted shall be occupied until the bin (refuse and recycling) storage facilities have been provided in accordance with the details hereby approved on plan KD-PRP-MID-01-DG-A-2100 Rev B - Middle Block Proposed Block Plan - Ground Floor, as received 16/05/2025. The facility shall be kept available for bin storage at all times thereafter.

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

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, CC8 and CR2 of the Reading Borough Local Plan 2019.

12. Notwithstanding the provisions of Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended), the ground floor windows shall retain 'active window displays' along the length of the frontages, without the installation of window vinyls, roller shutters, or similar which would obscure visibility between the public realm and the unit during the unit's operating hours.

Reason: In the interests of retaining a vibrant and attractive streetscene and improving active surveillance, in line with Policies CC7, CR7, RL1 and OU5 of the Reading Borough Local Plan 2019.

13. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the ground floor of the building shall only be used for:

- Class E (b) - Sale of food and drink for consumption (mostly) on the premises, or
- Sui Generis – public houses, wine bars, or drinking establishments, or
- Sui Generis - drinking establishments with expanded food provision

and for no other purpose (including any other purpose in the same Use Class of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason: As this is the basis on which the proposals have solely been assessed and other alternative uses of the premises which may otherwise be permitted by virtue of the above Orders could be harmful in term of transport and/or amenity impacts and to the vitality and viability of the regional centre, in accordance with Policies CC8, RL1, TR3, CR6 and CR13 of the Reading Borough Local Plan 2019.

14. No part of the ground floor use hereby permitted shall be used by members of the public outside the hours of 06:00 hours to 23:00 hours on Mondays to Thursdays, 06:00 hours to 00:00 hours on Fridays and Saturdays and 08:00 hours to 22:00 hours on Sundays, Bank Holidays and other statutory holidays.

Reason: In order to protect local residents and users of the area in general from unreasonable disturbance arising from the use(s) in accordance with Policies CC7, CC8, EN16 and CR6 of the Reading Borough Local Plan 2019.

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15. No external area associated with the ground floor use hereby permitted shall be used by members of the public between the hours of 22:00 hours and 08:00 hours daily.
- Reason: In order to protect local residents and users of the area in general from unreasonable disturbance arising from the use(s) in accordance with Policies CC7, CC8, EN16 and CR6 of the Reading Borough Local Plan 2019.
16. The floor construction, glazing, ventilation and any other mitigation specified including measures to protect occupants from noise from the ground floor shall be installed in accordance with the specifications within the Noise Assessment submitted with the application [Noise Impact Assessment by SRL Ref 82462-SRL-RP-YA-01-S2-P1 RevP2, dated 19/02/2025, as received 26/02/2025] prior to the first occupation of any residential unit. The glazing, ventilation and noise mitigation measures shall be retained as approved at all times thereafter.
- 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.
17. 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.
18. No hot-food cooking shall commence in association with the ground floor use until an odour assessment has been carried out and a detailed odour management plan to include scaled plans, odour control specifications and a maintenance plan has been submitted to and approved in writing by the Local Planning Authority. Reference shall be made to the DEFRA guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Jan 2005) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the development shall not be carried out other than in accordance with the approved scheme and be retained and maintained as such.
- Reason: These details are required due to insufficient information being contained within this submission and to safeguard the amenity of adjoining properties and to protect the general

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environment in accordance with Policies CC8, EN16 and CR6 of the Reading Borough Local Plan 2019.

19. Prior to the first occupation of the reconfigured ground floor unit hereby approved, details of how refuse and recycling collections, servicing and deliveries for the ground floor unit shall be submitted to (as part of a waste collection, servicing and delivery management plan) and approved in writing by the Local Planning Authority. Thereafter, refuse collection, servicing and deliveries for the ground floor unit will be carried out fully in accordance with the approved details.

Reason: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection, servicing and deliveries and to ensure that no obstruction is caused to any nearby highway, in the interest of highway safety and in accordance with Policies CC8, TR3 and CR6 of the Reading Borough Local Plan 2019.

20. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays.

Reason: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

21. No materials or green waste produced as a result of the demolition works or construction works associated with the development hereby approved shall be burnt on site.

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CC8, EN15 and CC6 of the Reading Borough Local Plan 2019.

22. The hard and soft landscaping of the development hereby permitted shall be carried out in accordance with the approved landscaping plans and documents. The remainder of the soft landscaping works shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation.

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: In order to ensure the satisfactory implementation of the landscaping hereby approved in accordance with Policies CC7, EN12, EN14 and CR2 of the Reading Borough Local Plan 2019.

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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.
 - 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.
3. 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.
4. 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.
5. 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.
6. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
7. 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

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8. 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.
9. 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.
10. 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.
11. Any failures to the landscaping at the wider site (as witnessed within the mid block courtyard space during the officer site visit on 28/04/2025) should be dealt with in accordance with the Landscape Management Plan approved under discharge of condition application 210284 (condition 41) on 20/07/2022, linking back to the original permission at the wider site (ref 170509 on 10/10/2018).
12. At the time of the officer site visit on 28/04/2025 it was witnessed that a series of the proposed works had already been carried out by the applicant, summarised as:
- mezzanine floor level had already been largely constructed, although access within the unit between the ground and first floors was not possible, with no staircases having been built (open spaces at the eastern and western ends of the unit).
 - the courtyard terrace area already included some hedging and planting which deviated from the approved position, a privacy screen was already in place and doors leading to the future first floor space were also installed.
 - On the south elevation at first floor level, windows have already been added to the glazing (which were approved as larger single panes of glass).

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Such works are detailed when comparing the 'as existing / as approved as per 170509' plans with the "as built" plans received subsequent to the officer site visit:

As Existing (or more accurately, as approved as part of original permission 170509)

- AA5990-2140 Rev D - Middle Block Ground Floor
- AA5990-2141 Rev E - Middle Block First Floor
- AA5990-2222 Rev B - Middle Block South & North Elevations
- AA5990-2223 - Middle Block East Elevation
- AA5990-2225 - Middle Block West Elevation
- AA5990-2321 Rev C - Middle Block Sections
- AA5990-2520 - Bay Study 4 Block M1

As received 26/02/2025

- AA5990-2320 Rev B - Middle Block Sections Rev B

As received 13/03/2025

As built (in reality at the site, following the officer site visit on 28/04/2025)

- AA5990-2140 Rev E - Middle Block Ground Floor As Built
- AA5990-2141 Rev F - Middle Block First Floor As Built
- AA5990-2222 Rev D - Middle Block South & North Elevations As Built
- AA5990-2223 Rev B - Middle Block East Elevation As Built
- AA5990-2225 Rev E - Middle Block West Elevation As Built
- AA5990-2320 Rev C - Middle Block Sections As Built
- AA5990-2520 Rev A - Bay Study 4 Block M1 As Built

As received 16/05/2025

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NOTES

APPEALS TO THE SECRETARY OF STATE

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

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

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

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

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

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.

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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/>

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