

DELEGATED APPLICATION REPORT

Ward: Thames

App Refs: PL/25/0310

Address: Land between Forbury Road and Kenavon Drive, including Joseph Huntley Street, Palmer Street and Caraway Street, Reading, RG1 3DH

Proposals: 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)

Case Officer: Mr Jonathan Markwell

Applicant: Berkeley Homes (Oxford & Chiltern) Ltd

Date received (valid from): 26 March 2025

Target Decision date: Originally 21 May 2025, but an extension of time has been agreed with the applicant until 4 July 2025.

1. SITE DESCRIPTION

The application site relates to part of the Huntley Wharf redevelopment site on Kenavon Drive. More specifically, it relates to the double height (as approved – during the officer site visit on 28/04/2025 it was established that the majority of a mezzanine floor had already been built) ground floor commercial unit at the southern end of the middle block (known as Discovery House), looking out towards the riverside square to the south, Palmer Street to the west and Carraway Street to the east. The red line boundary also includes a stretch of the public realm along Carraway Street up to Kenavon Drive, and an area off Carraway Street where remodelled cycle storage is proposed (see below). The unit has not been occupied at any point to date, with it being constructed in a shell and core form, ready for future use by tenant(s).



Site location plan (left) and site officer photograph from the south-west (right) 31/03/25

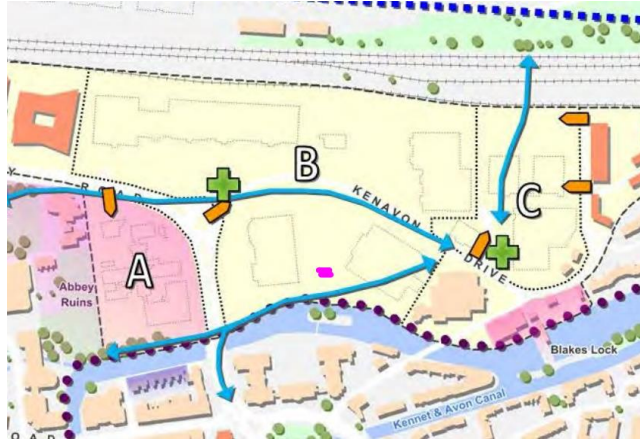
The application site is within the Reading Central Area and part of the East Side Major Opportunity Area (MOA). More specifically, it forms part of the southern part of the Forbury Retail Park sub-area (Policy CR13b), as follows:

CR13b, FORBURY RETAIL PARK:

This site would be the focus of the new residential community, and, alongside residential, additional retail, leisure and community uses at a scale to serve the Kenavon Drive area would be appropriate. It should include a new area of open space and enhance the frontage to the canal, including a buffer zone to the top of the canal bank to reflect its wildlife significance. Implementing this policy may involve complete redevelopment or using new additional development to improve the existing urban form of the area. Some parts of the site are likely to be implemented in the long term.

Site size: 6.99 ha

Indicative potential: 1,230-1,840 dwellings, no net gain of retail.



Extract of the East Side MOA from the adopted local plan (application site marked in fuchsia)

The site also has a number of other designations within the adopted local plan (2019):

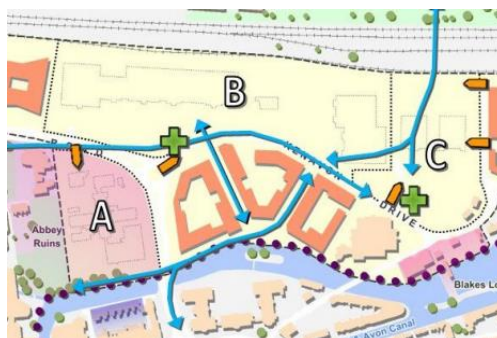
- Area of Archaeological Importance
- Potential Contaminated land (owing to the former Biscuit Factory use)
- Smoke Control Zone

The wider development site, which based on an officer site visit in March 2025 appears to have been completed (with construction workers no longer on site), has permission for 765 residential units and a series of retail and related uses (original permission ref 170509 – see relevant history section below). Originally the wider site was part of the Huntley and Palmers Biscuit Factory, with Homebase and Toys R Us retail warehouses dating from the late 1980s being demolished from December 2018. The wider development site is to the south of Kenavon Drive at the junction with Forbury Road and is 2.8 hectares in size. To the north of the wider site are further retail warehouses / parking within Forbury Retail Park, beyond which is the main rail line between Reading and London. Meanwhile to the east is the Meridian residential development block. To the south is the River Kennet and Chocolate Island, beyond which is the former Prudential office building (which has prior approval for conversion to residential units) and the former Gas Works Social Club/ governor house buildings (which has permission, as commenced, for extensions and conversion to residential use). To the west is the dual carriageway Forbury Road (part of the Inner Distribution Road, Blakes Bridge, the residential terrace of Blakes Cottages, the tree lined Chestnut Walk leading towards the town centre and Grade II listed Reading Prison.

The site is outside, but in close proximity to the following designations:

- Air Quality Management Area
- Flood Zone 2

Within the Local Plan Partial Update Submission Draft (November 2024) the site remains within the East Side MOA within the Central Reading Area, but is not within a specific sub-area as the Huntley Wharf development was (at the time of writing in November 2024) nearing completion. It is shown on East Side MOA Strategy map as follows:

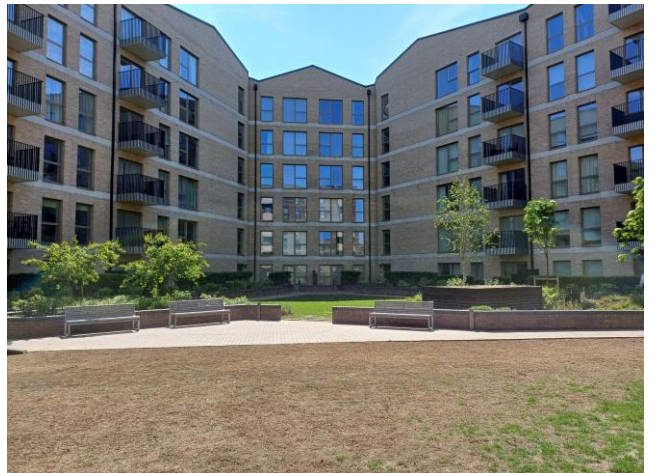
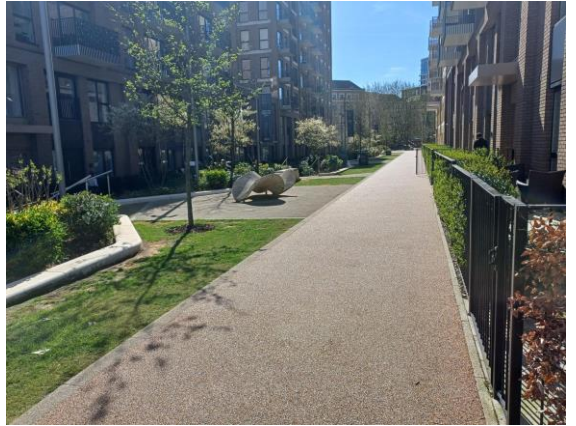


Extract of the East Side MOA from the Local Plan Partial Update Submission Draft (Nov 2024)

Site visit date: Exterior on 31/03/2025; Interior / courtyard on 28/04/2025

A selection of site visit photos:



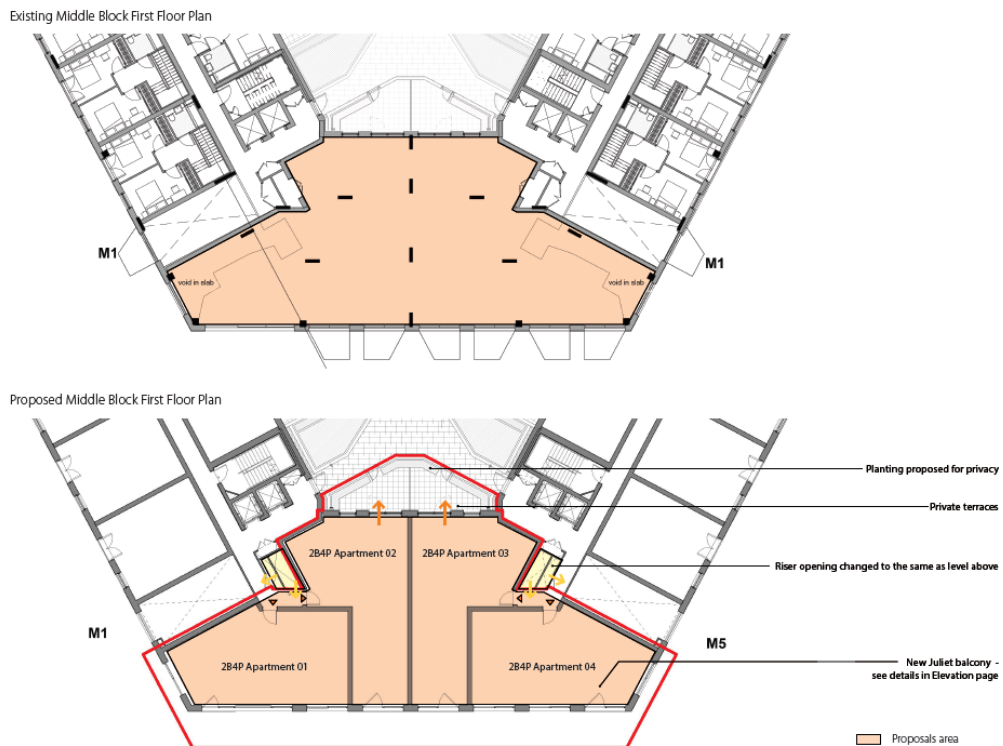


2. PROPOSAL AND SUPPORTING INFORMATION

Full planning permission is sought for the conversion of the permitted double height ground floor level space at the southern end of the mid-block. As per the permitted scheme, this is a double height space, with information submitted at the time of the original permission indicating the possible provision of a mezzanine floor within the space to create effectively two floors of restaurant/public house space. During the officer site visit on 28/04/2025 it was established that the majority of a mezzanine floor had already been constructed (but not occupied or in use, similar to the shell and core witnessed at ground level). This proposal effectively seeks to convert the double height space into a single storey restaurant/ public house (more accurately, as per the 2020 changes to the use class order - 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 – which are the same uses as permitted by the original permission at the site - Class A3/A4) at ground floor level (with a conventional single storey floor to ceiling height) and utilise the resultant space at what becomes first floor level as 4 x 2-bedroom residential units (all proposed within the private tenure).

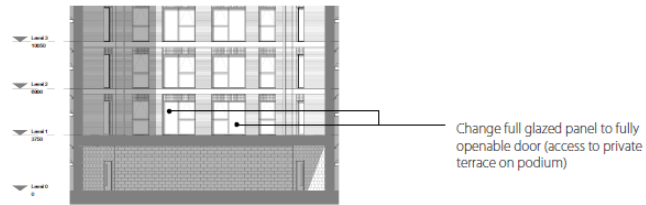
A series of associated works are also proposed to facilitate the development of 4 residential units, comprising:

- New private terraces for the two proposed apartments facing out onto the existing internal courtyard space

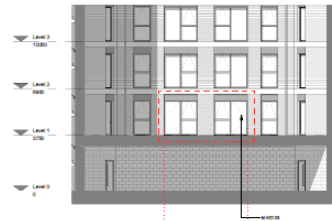


- Provision of access doors to the above private terraces.

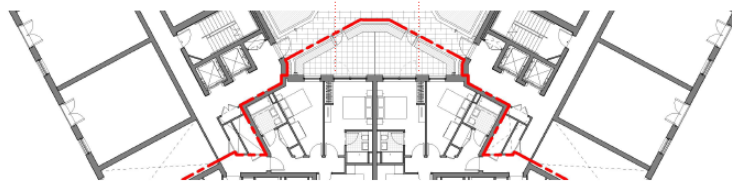
Existing Middle Block North Elevation



Proposed Middle Block North Elevation



Proposed Middle Block First Floor Plan

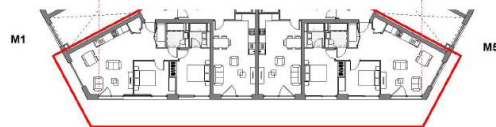


- Provision of Juliet balconies on the southern elevation (facing the riverside square) at first floor level and window changes (e.g. provision of perforate metal panelling) to facilitate the change of use from commercial to residential at first floor level

Elevational strategy sketch



Proposed Middle Block First Floor Plan



- Perforated metal panel with banding responding to consented brick pattern
- Metal balustrade - same as the material (M-BA 03) in the consented elevation drawings
- Window with Juliet Balcony
- Standard window as level above



- The proposal generates the need for 2 additional cycle spaces. At the outset of the application these were shown to be provided within an approved water tank room at ground floor level (on the eastern side of the middle block), which is not all required in practice for a water tank room. During the course of the application, following the officer site visit, it was established that significantly more cycle parking has actually been provided on site in

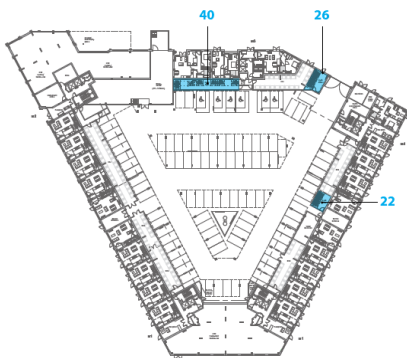
practice, with revised plans illustrating that 66 more cycle spaces are provided/proposed than in comparison with those shown on the originally approved plans.

Cycle Parking required for additional 4 apartments

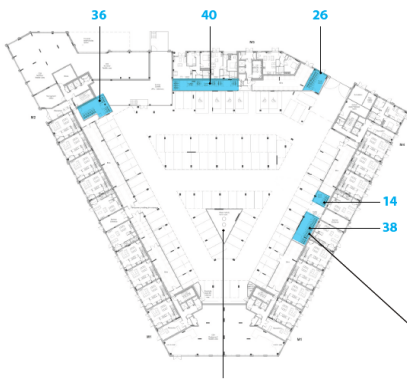
Middle Block	Unit Type					Total units
	Manhattan	1B	2B	3B	3B House	
Unit no.	0	0	4	0	0	4
Required Ratio*	0.5	0.5	0.5	1	2	
Required Provision	0	0	2	0	0	2

* Cycle provision ratio is based on Transport Assessment - RBC's Revised Parking Standards and Design SPD (2011) is the latest relevant Policy.

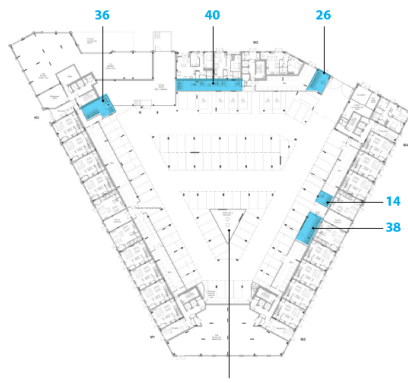
APPROVED Middle Block Ground Floor Plan (AA5990-2140 REV D)



AS BUILT Middle Block Ground Floor Plan (AA5990-2140 REV E)



PROPOSED Middle Block Ground Floor Plan (2100 REV B)



Water tank room relocate to here

Cycle store rearranged, additional 66 cycle parking spaces added

Water tank room relocate to here

- 2 additional bins are proposed to be added to both the eastern and western side middle block bin store areas.

Refuse & Recycling Storage Comparison Schedule

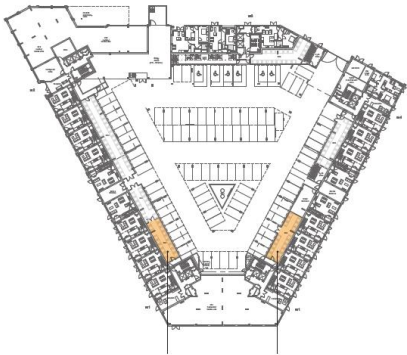
Consented

Core	Unit Type				Total units	Required Provision*		
	Manhattan	1B	2B	3B		General Waste (1100L)	Recycling (1100L)	Total
M1	0	12	31	0	43	0.0	0.0	0.0
M5	0	12	31	0	44	0.0	0.0	0.0

* Refuse & recycling storage ratio is based on DAS

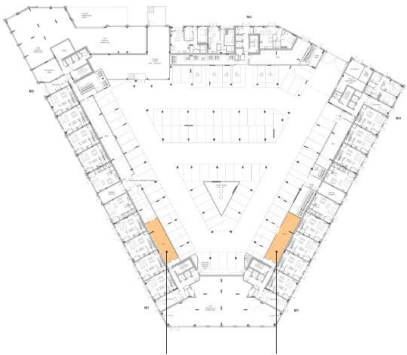
Proposed

Core	Unit Type				Total units	Required Provision*		
	Manhattan	1B	2B	3B		General Waste (1100L)	Recycling (1100L)	Total
M1	0	12	33	0	45	0.0	0.0	0.0
M5	0	13	33	0	46	0.0	0.0	0.0



Bin store - 17x1100L

Bin store - 17x1100L



Bin store - 17x1100L

Bin store - 17x1100L

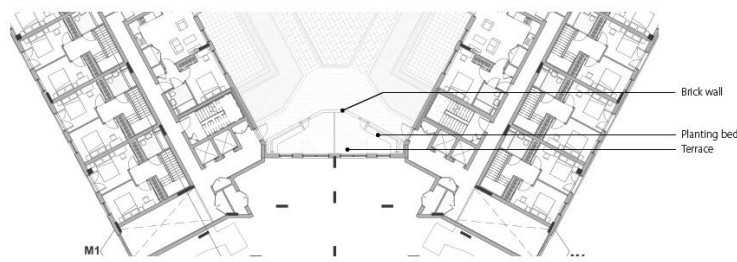


Bin store - 19x1100L

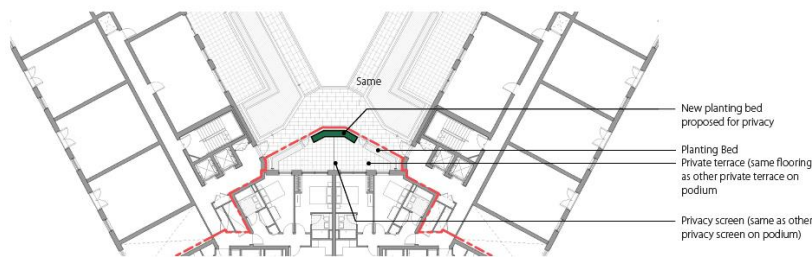
Bin store - 19x1100L

- Landscaping changes are proposed in the internal courtyard, such as a hedge and planting, as well as a privacy screen

Existing Middle Block First Floor Plan

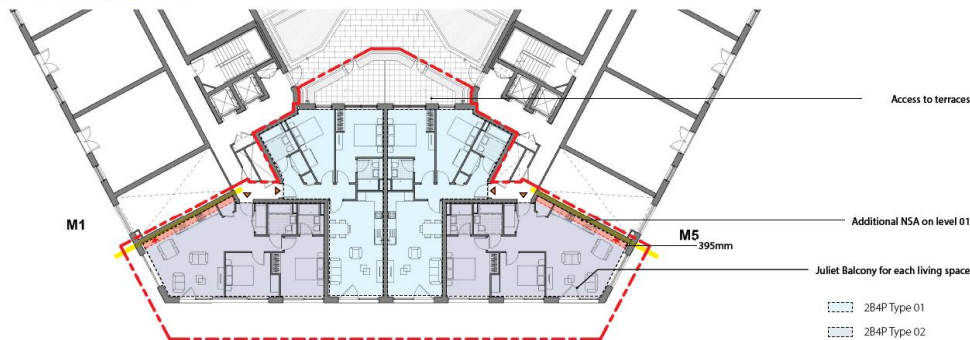


Proposed Middle Block First Floor Plan



- A series of internal alterations are also proposed associated with the changes, such as changes to the riser locations and the internal layout of the proposed residential units

Proposed Middle Block First Floor Plan



To clarify, it is recognised that at the time of the officer site visit on 28/04/2025, it was witnessed that a 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 – presumably to suit the future operator). In addition, the layout of the external area within the first floor internal terrace differed from that shown on the existing (approved) plans at this point. In addition, the courtyard terrace area also included hedging and planting which deviated from the approved position, the privacy screen was already in place, as were doors leading to the future first floor space. Furthermore, 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). As such, some of the associated alterations proposed have already occurred and strictly speaking are sought retrospectively.

Hence, during the course of the application a separate set of “as built” plans were sought and received to make it clear what has occurred which differed from the original permission. This also helps to illustrate what works are sought retrospectively and which are still / separately proposed as part of this permission.

During the course of the application the applicant has also submitted a construction method statement and final design stage BREEAM assessment, in an attempt to avoid any pre-commencement (of any further works) conditions.

Plans and other information considered

Plans

- KD-PRP-MID-ZZ-DG-A-2001 Rev P00 – Preliminary / Rev A - Site Location Plan
As received 21/05/2025

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

As proposed as part of this application

- 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

Other documents:

- Application form
- CIL form
- Letter from Berkeley Homes - Full application for the creation of first floor mezzanine to include additional dwellings to existing mid-block located along Kenavon Drive, Reading, Ref L.446.078.ADB, dated 25/02/2025.
- Fire Safety Compliance Report BY Kiwa Ref FS/23901/01B, dated 24/02/2025
- Noise Impact Assessment by SRL Ref 82462-SRL-RP-YA-01-S2-P1 RevP2, dated 19/02/2025
- Planning Statement by Stantec Ref 333101303 Rev 2, dated 24/02/2025
As received 26/02/2025
- Sustainability Statement by Energist Ref B.KD.RG1 Rev R03, dated 12/03/2025

- BREEAM Domestic Refurbishment 2014 Pre-assessment Report Ref B.KD.RG1 Rev R00 dated 10/03/2025
As received 13/03/2025
- Unilateral Undertaking for Huntley Wharf – App No. PL/25/0310 File Note Berkeley Homes (Oxford and Chiltern) Ltd dated 25/03/2025
- Affordable Housing Statement by Berkeley Homes Ref O446.ASH.001 Rev # – dated 25/03/2025
As received 26/03/2025
- Design & Access Statement – Middle Block 4 Dwellings by PRP Architects Ref KD-PRP-MID-XX-RP-A-0001 Rev P3, dated May 2025
As received 19/05/2025
- Construction Environmental Management Plan Commercial Space to apartments, Reading Kenavon Drive, Reading dated 10/08/20
As received 21/05/2025
- BREEAM Domestic Refurbishment 2014 – Assessment report: Kenavon Drive Stage: Design Stage, Ref BREEAM-0131-7767, dated 13/05/2024
- Letter from Energist 'REF: REEAM Domestic Refurbishment 2014 , Kenavon Drive Additional 4 Dwellings (BREEAM-0131-7767)', dated 23/05/2025
- BREEAM Domestic Refurbishment 2014 – Assessor's Validation statement (Design stage) Kenavon Drive Additional 4 units (BREEAM-0131-7767), Rev A, dated 23/05/2025 dated 13/05/2024
- BREEAM Certificate Details Review
As received 27/05/2025

CIL

Based on the information specified by the applicant the first floor area comprises 306sqm of residential accommodation. Given the proposed development seeks to create residential units it will be CIL liable development, with the proposal introducing 'new' floorspace in comparison with the approved double height space. The information submitted by the applicant will be separately assessed (in terms accuracy regarding the exact area of space and elements which count / do not count towards that figure) subsequent to the determination of the application, but an estimation of the CIL liability based on a floorspace of 306sqm is £56,291.76 (306 x the 2025 CIL rate of £183.96). The standard CIL informatives will be included on any future decision notice.

3. RELEVANT PLANNING HISTORY

170509 - Demolition of the two existing retail (Homebase and former Toys R Us) structures and the erection of new buildings ranging between 2 and 11 storeys in height, providing 765 (18 x studio, 302x1, 409x2 and 36x3- bed) residential units (Class C3), 5 commercial units (1x flexible Class A1-A4, B1 or D1-D2, 1x flexible D1 or D2, 1x flexible Class A1- A5, 1x flexible Class A3 or A4, 1x flexible A1-A5 or D1-D2 uses), various works to the public realm, including a new riverside square, landscaping, accesses, parking and associated works. This application is accompanied by an Environmental Statement. (amended description). Granted following completion of S106 Legal Agreement 10/10/2018.

Since the original permission there has been a plethora of s96a non-material amendment applications, as well as approval of details applications from 2019 until 2025.

The scheme has been implemented and the residential units within each block are either occupied or ready for occupation. The commercial unit subject to this application has not been occupied at any point to date, with it being constructed in a shell and core form, ready for future use by tenant(s).

4. PUBLIC CONSULTATIONS

A series of site notices were erected around the application site on 31/03/2025. These were still present at the site at the time of the officer site visit on 28/04/2025.

Two letters of representation have been received from occupiers at Huntley Wharf, which both amount to objections to the proposals. Below is a summary of the matters raised:

- a) Loss of amenity to residents, who were attracted to the site on the basis of this future amenity (a restaurant)
- b) Applicant should provide other amenities (e.g. a supermarket) rather than change to residential.
- c) Berkeley's should not receive the income from the development as it comes from the scarification of residents' interest – the promised nice amenities are lost.
- d) Residents should be compensated, with Berkeley having a detailed plan on how to use the income generated. Another response suggests some of the profits should translate into reducing leaseholders management fees.
- e) General criticism that the landlord (Berkeley Homes) has not communicated the proposals with leaseholders sufficiently. Another response states that without collecting the opinion from residents and owners, Berkeley's submission of this plan is unacceptable.

Officer responses: a) & b) – to clarify, the proposal involves the conversion of the approved double height space into two separate floor levels, with this including the retention of the ground floor Class A3/A4 unit approved at the time of permission 170509. As such, it does not strictly result in the 'loss' of the commercial unit, but instead it is being reconfigured to become a single height space at ground floor level – see the officer appraisal for more details as to the consideration of the appropriateness of the reconfigured space. c) income generated from a development for the site owner is not specifically a material planning consideration in itself. See the officer response to a) and b) in terms of the loss of amenities. d) not a material planning consideration. e) it is up to the applicant as to whether it undertakes separate discussions with occupiers prior to or at the time of any application submission.

The applicant also provided a response on 12/05/2025, stating that the applicant is:

continuing to market the restaurant at the ground level alongside the other vacant commercial units and are committed to providing the commercial spaces in lines with the planning consent, the commercial interest in the riverside spaces has unfortunately been low to date and no viable proposals have been put forward however hopefully in the future at some point that will change.

This application is for 4 dwellings within the void space above the restaurant within the middle block owned by ourselves not within the restaurant space at ground floor and would not hinder the occupation of this space in the future of which was made clear to residents in a communication before this application was submitted.

INTERNAL / EXTERNAL CONSULTATIONS

RBC Transport

Whilst the proposal does not provide any additional parking for the proposed flats, there are parking controls and restrictions surrounding the site ensuring that any overspill will not impact on the flow of traffic or road safety. The Council's standard planning conditions in relation to parking permits are recommended, which means in practice it is unlikely that future occupiers will be granted on-street parking permits

The cycle parking requirements for the additional 4 apartments have been calculated the same as the consented scheme. The proposed increase in residential units will require an increase in 2no

additional cycle spaces which will be located on the ground floor adjacent to the existing cycle store. Full details are shown on the proposed ground floor plan, so this is recommended to be secured via a compliance condition, for the additional cycle parking to be provided prior to first occupation of any of the 4 units.

In NPPF terms, the site is highly sustainable. Therefore, it is not considered that the proposed change of use to residential use would have a material detrimental impact on the functioning of the transport network or increase on-street parking given the existing parking controls surrounding the development. There are no transport objections to this application, subject to the conditions referenced above.

During the course of the application a construction method statement was submitted. This has been reviewed by RBC Transport, who confirm that this is satisfactory and the document can be secured via a compliance condition (for the construction of the development to be carried out in adherence with the various measures detailed within the approved document).

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 three valuations submitted at the outset of the application), which equated to an offer of a financial contribution of £86,833, 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:

Romans		Savills		Consultants' Average		RBC	
£445,000	£578	£385,000	£500.00	£425,000	£552	£500,500	£650
£435,000	£563	£415,000	£536.87	£438,333	£567	£502,450	£650
£435,000	£563	£415,000	£536.87	£438,333	£567	£502,450	£650
£445,000	£578	£405,000	£525.97	£435,000	£565	£500,500	£650
£ 1,760,000		£ 1,620,000		£ 1,736,667		£ 2,005,900	
		Difference between RBC & Consultants' Average				£ 269,233	
		Difference in Percentage				15.50%	
		Policy Compliant Contribution				£ 100,295	
				(5% of GDV)			

Based on the Council's pricings the GDV has increased to £2,005,900, which equates to 5% commuted sum towards affordable housing elsewhere in the Borough of £100,295. 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 advised the following:

Regarding affordable housing we stand by our report and assessments however are content to concede and increase our proposed amount to £100,295.

Accordingly, the applicant has subsequently agreed to make a £100,295 financial contribution towards affordable housing elsewhere in the Borough.

Environmental Protection

From a noise perspective for future occupiers, there are no objections to this application given the high standard of insulation between the ground and first floor, as outlined in the noise assessment

submitted. It is recommended that the windows and ventilation for the first floor flats are the same standard as for the second floor and above, to protect against ingress of noise from any external seating areas. A compliance condition will secure the measures stated within the noise assessment submitted are implemented.

Given the proposed uses, it is considered reasonable to restrict the hours of use of any outdoor space associated with the use (e.g. potential for outdoor seating – as per the red line site plan submitted). A condition will secure that the external spill out space in front of the unit shall not be used beyond 10pm on a daily basis to prevent neighbouring residents from noise and disturbance.

Natural Environment

Original comments: The required amendment to mid courtyard landscaping is minimal, but some landscaping is required to give privacy to the residents. Details of this should be provided prior to a decision and in the context of the whole courtyard, or potentially (not preferred by officers) via a pre-occupation condition.



Approved (left) and originally proposed (right) first floor levels, with a photograph of the on-site situation (on 28/04/2025) shown below.



It is a concern that the current landscaping in that area is not as approved under approval of details application 210284. Hence, it is advised that the applicant should confirm any other deviations across the site? Three sets of plans should be submitted for assessment: 1) approved, 2) existing (on site, as implemented) and 3) as proposed plans. The plans submitted as 'proposed' deviate from what was witnessed on site and advised by the agent as being proposed during the site visit.

Any failures to the landscaping (as witnessed during the officer site visit should be dealt with in accordance with the Landscape Management Plan approved under discharge of condition application 210284 (condition 41) on 20/07/2022.

More information was then submitted during the course of the application, seeking to address the above comments. This included amended hard and soft landscaping details within the courtyard space, as shown on a standalone plans as well as the proposed floor plans. This is considered appropriate by officers, with a compliance condition recommended to be added to any permission to ensure the approved landscaping is maintained in the future.

An informative is also recommended to remind the applicant that all other landscaping, details of which have been approved under 210284 on 20/07/2022, shall continue to be required to be maintained at the site.

Waste Operations

The existing set up is suitable and the site should be able to accommodate the waste from an extra 4 flats with the suggested extra bins. Huntley Wharf is quite well managed, with an on-site team to manage the bins. The bins are pulled out of the stores and presented for collection by their team. RBC Waste Supervisors have also confirmed that they are happy with the existing setup.

Accordingly, a compliance condition to secure the provision of the bins prior to first occupation of any of the 4 additional flats should be provided. This should also secure the retention of the facility in the future too. The commercial unit on the ground floor will not connect to the residential parts of the building and no other changes are proposed to other parts of the building. HSE welcomes these design modifications, and it will be for the applicant to demonstrate compliance at later regulatory stages. Following a review of the information provided with this consultation, HSE is content with the fire safety design, to the extent that it affects land use planning. However, HSE has identified some matters that the applicant should try to address, in advance of later regulatory stages.

Health & Safety Executive (Fire Safety)

HSE's headline response is 'content'.

The proposals seek to introduce a new mezzanine floor to accommodate four 2-bed residential apartments in the middle block Core M1 / M5 (as indicated below). These residential units are proposed at first floor level, filling the void area of unit 4 in Core M1 / M5 at ground floor level, which is currently vacant. No changes to the use at ground floor level are proposed as part of this application. At first floor level, the layout of the proposed residential apartments replicates that of the floor above at second floor level. This ensures that the structural columns are aligned. The fire escape strategy is also the same of that at second floor level.

The HSE response also includes supplementary information, which does not contribute to HSE's substantive response and should not be used for the purposes of decision making by the local planning authority. These relate to:

- the proposed works will not affect the current fire service access and facilities
- the applicant should liaise with the local Fire and Rescue Service to ensure that the proposals do not conflict with local Fire Service operating procedures and do not inhibit fire service access arrangements during the project.
- HSE advises that all higher risk buildings are now required to be registered with the Building Safety Regulator ('BSR'). Once the building has been registered, the BSR will invite accountable persons to submit a safety case for their buildings.

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

2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
7. Ensuring the vitality of town centres
8. Promoting healthy and safe communities
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
16. Conserving and enhancing the historic environment

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
EN11 Waterspaces
EN12 Biodiversity and the Green Network
EN14 Trees, Hedges and Woodland
EN15 Air quality
EN16 Pollution and Water Resources
EN17 Noise Generating Equipment
H1 Provision of Housing
H2 Density and Mix
H3 Affordable Housing
H5 Standards for New Housing
H8 Residential Conversions

H10 Private and Communal Outdoor Space
TR1 Achieving the Transport Strategy
TR3 Access, Traffic and Highway-related matters
TR4 Cycle Routes and Facilities
TR5 Car and Cycle Parking and Electric Vehicle Charging
RL1 Networks and Hierarchy of Centres
OU5 Shopfronts and Cash Machines
CR1 Definition of Central Reading
CR2 Design in Central Reading
CR3 Public Realm in Central Reading
CR5 Drinking Establishments in Central Reading
CR6 Living in Central Reading
CR13 East Side 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)
Kenavon Drive Urban Design Concept Statement (2004)

Other guidance:

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)

Local Plan Update

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft updated version of the Local Plan was published on 6th November 2024 and was .

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to these applications listed above is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’.

6. APPRAISAL

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

- Land use principles
- 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 principles

Reconfiguration of the approved double height Class A3/A4 use

At the time of permission 170509 (see relevant history section above) a single storey, double height space was approved in the area subject to this application. This was a double height space with potential for inclusion of a future mezzanine floor (not shown on the approved plans, but mentioned within the Design and Access Statement - DAS). The approved Class A3/A4 unit was considered a key component of the original development and in particular complimented the riverside square, a key tangible benefit of the whole development. Section 1.4 of the DAS at the time of application 170509, indicated the brief for the site included:

- Focus on place-making / creating a sense of place to ensure the proposal is Reading specific
- Create a mixed community with facilities for residents, visitors and the general public
- Maximise the relationship to river and new public realm
- Provide food and beverage opportunities along the waterside

The long-term success of this public space, in terms of its function and wider attractiveness, will be partly owing to the complementary non-residential uses around it, adding to the vibrancy of the space. Simultaneously, the Riverside Square public open space should be supporting the uses within the three permitted units. Both the series of units (individually or cumulatively) and the wider space could be undermined or compromised, to the detriment of the development as a whole, if one of the units is altered. It is also acknowledged that none of the three units framing the riverside square have yet been occupied, with all remaining vacant to date. The riverside square itself is fully operational, with steps and the water feature evidently being in active use.

Whilst the reconfiguration of the single storey double height space into a conventional single storey unit has the ability to be a less attractive unit for occupiers (by not including scope for expansion / inclusion of a mezzanine level or the likely grandness a double height space could create), it is similarly considered that a more conventional single storey space could be more attractive for potential future occupiers (easier to fit-out and maintain). Ultimately, the proposal does not seek to reduce the amount of permitted floorspace within the commercial unit (which would remain as 306sqm – as per the floorspace figures supplied by the applicant) and it is not considered to undermine or compromise the ability of the unit to be let in the future through these proposals. Hence, in principle land use terms, the reconfiguration of the unit is considered to be appropriate.

Clarification regarding the proposed ground floor uses

At the time of permission 170509 a flexible Class A3 or A4 use was permitted within the unit (A3 Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes; A4 Drinking establishments - Public houses, wine bars or other drinking establishments [but not night clubs] including drinking establishments with expanded food provision). Since the original permission in 2018 there have been updates to the Use Classes Order, effective from 1 September 2020.

In discussion with the applicant, it is considered pertinent to express the proposed uses accordingly to the current use classes and not those which are now revoked. Accordingly, the proposal is still seeking the exact same uses as previously permitted, but this is framed within the context of the context of Class A3 now being Class E(b) Sale of food and drink for consumption (mostly) on the premises and what was Class A4 is now Sui Generis – namely public houses, wine bars, or drinking establishments, or drinking establishments with expanded food provision.

Hence, the proposal is 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

In practice, these are the same as permitted under 170509 and the local policy context has not changed fundamentally in the intervening time, with the proposed uses aligning in principle with Policies RL1, CR1, CR5 and CR13. A planning condition is recommended which limits the permitted uses to solely those referenced above. Class E comprises 11 parts and other components could have different amenity/transport implications to the Class E(b) use solely assessed as part of this application, so such a condition avoids a blanket Class E permission being permitted.

Introduction of residential within the double height space

The provision of four additional residential units is welcomed in purely land use terms, assisting in contributing towards meeting the Council's Housing targets, as per Policy H1. Furthermore, the provision of additional residential units also aligns with the vision and broad objectives of the East Side Major Opportunity Area that the site is located within, together with the specific site allocation under policy CR13b (see section 1 above). The original permission at the wider site comprises 765 residential units, so this proposal would increase the overall number to 769.

The addition of 4 additional units, within the context of the nature of these proposals (created out of a double height space) does not give rise to any density concerns (in the context of Policy H2), with the proposals instead complying in terms of maximising the efficiency of the land use at the application site (and wider site).

Related to this, in terms of the residential mix of units proposed, whilst Policy CR6 does specify that all proposals for residential development within the central area will be required to contribute towards a mix of different sized units within the development, with ideally a mix of one, two and three bed units being provided, and this proposal does not (by proposing 4 x 2-bedroom units), some flexibility is reasonably considered to be applied in this specific case. Given the relatively small number of units proposed (4) and the existing internal layouts on the corresponding floors above following that proposed, then the provision of 4 x 2-bed units is considered appropriate in this specific context. Whilst this does not provide any mix of different sized units, the existing characteristics of the site dictate that mirroring the existing layout would be considered most appropriate in design and amenity terms.

Affordable Housing

At the outset of the application, in line with Policy H3 and the Affordable Housing SPD, the applicant submitted valuations from three local estate agents. This was to generate the financial contribution to enable the equivalent of 10% of the housing to be provided as affordable housing in the Borough (equating to 5% 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 £86,833 contribution offered was considered to have been underestimated. Instead, based on RBC Property, Estates and Valuations advice, it was considered that a financial contribution of £100,295 was required to be secured.

As per the RBC Property, Estates and Valuations team consultation response summarised above, the applicant subsequently responded conceding this point (thereby agreeing to a financial contribution of £100,295 being secured), despite also stating that they stood by their report and assessments originally submitted. Officers continue to consider that a £100,295 contribution is justified as being required to be secured.

With the above obligation 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.

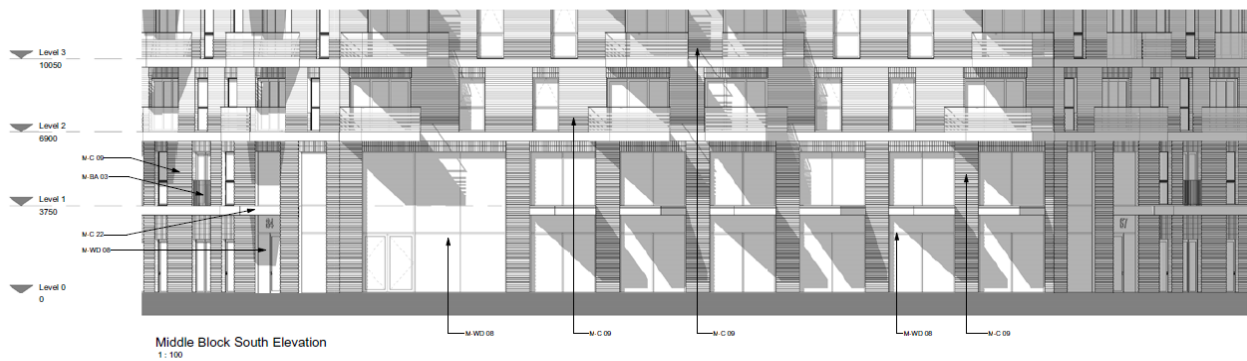
Design, including impact on heritage assets

At present on the south elevation there is a clear differentiation between the double height (non-residential) ground floor space and the upper floor residential uses (see a recent site photograph below). There is a contrast in the window positions, sizes and forms to help identify the contrasting uses at different floors of the building (albeit there has already been some dilution, given that some windows have been built-in at first floor level, rather than the single panes of glass on the originally approved elevations).

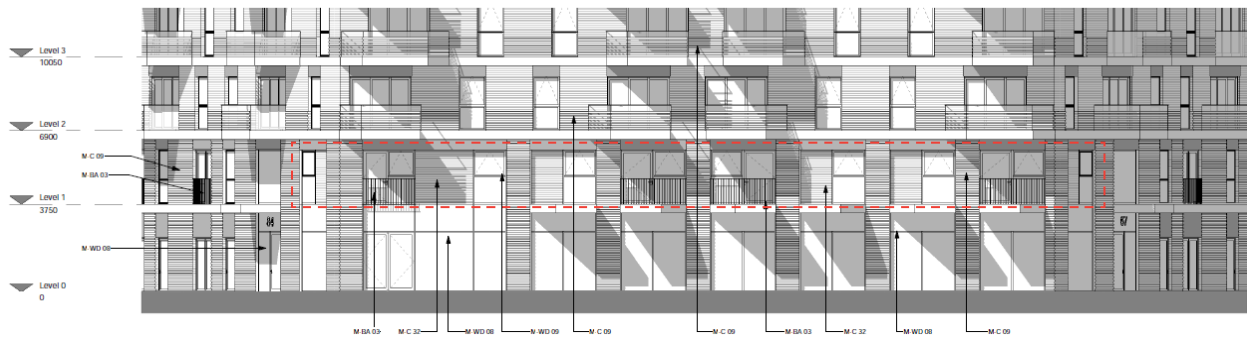


By introducing a residential use at what will become a first floor level, it is considered necessary for the fenestration pattern to be altered accordingly, to maintain the coherency of the building. The applicant has proposed a series of alterations, as shown below, which are considered to be successful in achieving this aim. It is acknowledged that some of these works (provision of a high level window) have already taken place. Whilst not proposing to introduce protruding balconies (like the other upper floors), the provision of a combination of juliet balconies and metal panelling, alongside smaller windows which follow the pattern of the floors above, is similar to the design response provided at other first floor levels elsewhere at the wider site (see photos of the south-west corner elevation of the eastern block and the north elevation of the western block, both which have commercial uses at ground floor level and residential above at first floor level). The proposed approach is considered to comply with Policies CC7 and CR2, with the resultant building still reading as commercial at ground level and residential above.

Consented Middle Block South Elevation



Proposed Middle Block South Elevation



The strategy for elevational change to respond the residential use on first floor is illustrated to the right. The proposed elevation follows the window pattern from level above to be consistent with the original elevation narrative. For all the bedrooms, a two-panel window has been proposed with top-hung openable panel at the top and fixed glazed panel at the bottom. This looks very similar to the consented bedroom windows on the level above. The side panel is proposed to be perforated metal panel with banding detail that matches the brick pattern. For all the living space, a fully openable panel is proposed with the Juliet Balcony on the outside. The Juliet Balcony is the same as the ones on Middle Block East/West elevations.

There are no changes to the ground floor elevations.

-  Perforated metal panel with banding responding to consented brick pattern
-  Metal balustrade - same as the material (M-BA 03 in the consented elevation drawing)
-  Window with Juliet Balcony
-  Standard window as level above

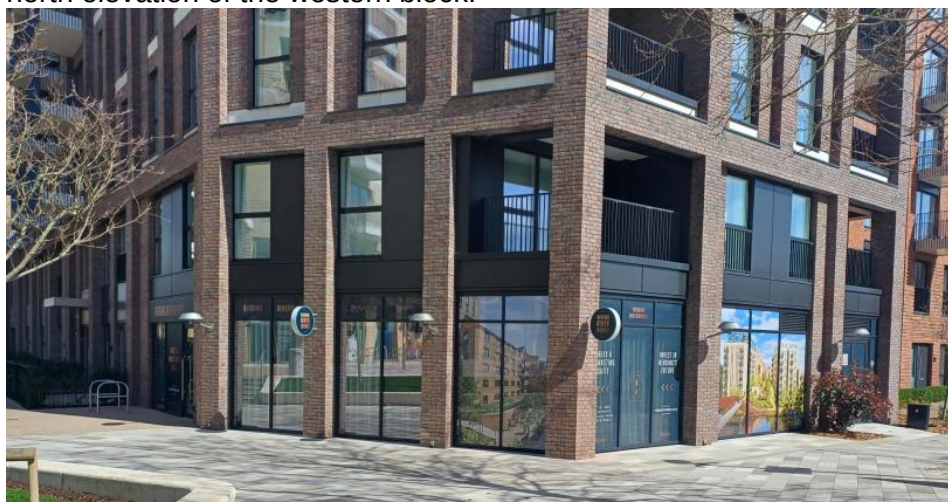


It is considered that a compliance condition for the materials to be used to be as specified on the plans and/or application form is sufficient in this instance, without the need for samples / details of the materials to be secured via condition (owing to the level of information submitted at application stage and this largely aligning with the existing material approach at the site).

In terms of the impact of the proposals on nearby heritage assets (e.g. the listed Reading Prison), the proposals are considered to be too distant from any designated heritage asset for there to be any harmful impact.

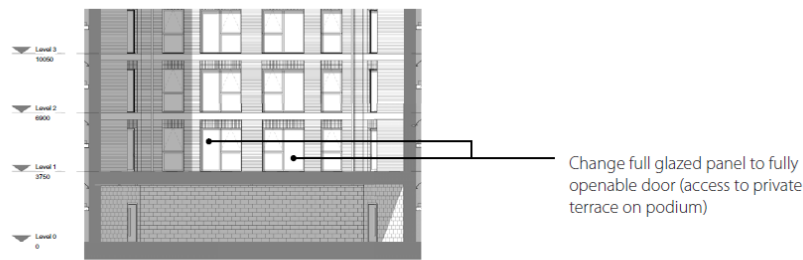


Examples elsewhere at the wider site where residential exists at first floor level, above commercial ground floor units. Below is the south-west corner elevation of the eastern block and above is the north elevation of the western block.

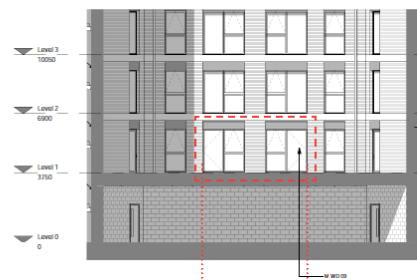


On the north elevation the proposals involve the change of two windows to doors, which based on the officer site visit had already been undertaken (see photo below). These works, sought retrospectively, are considered appropriate in design terms.

Consented Middle Block North Elevation



Proposed Middle Block North Elevation



Quality of accommodation

The proposed residential units will be at first floor level and accessed as a continuation of the existing cores to either side of the southern elevation. The layout of the units align with the floor above, with two dual aspect (north and south) units and two dual (south and south-east/south-west) facing units. It is considered that the units would benefit from suitable outlook and access to sufficient daylight and sunlight, as well as natural ventilation.

All of the four units are regularly shaped and sized, 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. Supporting facilities such as waste storage and cycle parking are shown at ground floor level, with additional provision shown to account for the increase in four units as proposed. As per comments from specialist officers (see waste services and transport comments above) these details are acceptable and will be secured via compliance worded conditions.

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. In other regards, a series of conditions will also protect residents from harmful noise and disturbance. This includes not permitting any outside use associated with the ground floor unit being permitted beyond 10pm. The hours of use associated with the ground floor unit would align with those previously permitted. While no noise generating plant is referenced as being proposed in the application, a condition would secure details of this prior to any hot food cooking being permitted within the ground floor unit, to protect both current and future residential occupiers. 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 additional harmful impacts over and above those presently possible are envisaged as a result of the proposed development. Details of the security strategy for the wider site have already been discharged under approval of details application PL/20/0209 on 15/04/2020. This includes a requirement for the approved measures to be retained and maintained. Accordingly, this is sufficient in this context.

In terms of overlooking/lack of privacy for future occupiers, no concerns are raised with the two south facing units. In terms of the dual (north/south) aspect units, it is considered that the proposed landscaping, similar to others in the internal courtyard, will safeguard the privacy of these future occupiers sufficiently.

For clarity, given there is an existing building that the proposed units would be incorporated into, this is not considered to constitute 'new build housing' as per policy H5. Separately, the proposals are not considered to constitute a 'residential conversion', as per Policy H8 and the Residential Conversions SPD (2023), either. This is as the proposal relates to the conversion of a double height commercial unit 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.

With regards to fire safety, given the height of the existing building a fire statement has been submitted with the application. This has been considered by the statutory consultee, the HSE (see above), who are content with the proposals. Accordingly, the proposals have demonstrated compliance in this regard.

In terms of the reconfigured ground floor use, this provides a sufficiently active frontage, albeit the grandiose feel of a double height space is removed as part of the proposals. It is nevertheless considered that an overall suitable standard of commercial space is provided for future occupiers. The opening hours, as secured via condition, are generous in helping attract a future occupier. A compliance condition will ensure active window frontages are provided, to retain a vibrant and attractive streetscene and improving active surveillance. None of these or the other related conditions are considered to significantly impinge on the future operation of the unit for the proposed purposes.

Hence, in overall terms, a good standard of accommodation is provided for both future residential occupiers and commercial operators.

Amenity for nearby occupiers

Following on from the quality of accommodation section above, it is considered that a series of conditions will protect the existing amenity of occupiers at the site. Given the commercial unit is being reconfigured as part of this standalone permission and new residential units are proposed, conditions relating specifically to the ground floor unit in terms of opening hours, any future mechanical plant or odours (through hot food cooking) and servicing/deliveries/refuse and recycling are all proposed to be secured via condition, with the intention of this protecting the amenity of nearby existing/future residential occupiers.

In addition, it is acknowledged that during the construction stage (works to the external facades, hard and soft landscaping and significant works internally, involving the fit out) there could be noise and disturbance to existing residential occupiers. To minimise and manage this possible impact, it is considered necessary to secure a construction method statement (CMS) via condition. The applicant submitted a CMS during the course of the application, in an attempt to remove the need for a pre-commencement condition. Officers are satisfied with the CMS submitted during the application (see transport comments at section 4 above), meaning that the CMS will be secured via a compliance worded condition, rather than the normal pre-commencement trigger point for the submission of details to then be approved.

Given the proposals do not seek to increase the building footprint, 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.

Trees, landscaping, ecology and biodiversity

As per the Natural Environment Officer comments, the proposed landscaping to the courtyard space for two of the four units proposed is considered acceptable, with a compliance condition recommended to ensure it is maintained in due course. Furthermore, after failures with the approved landscaping in the courtyard were witnessed during the officer site visit, an informative is also recommended to remind the applicant that any failures to the landscaping should be dealt with in accordance with the Landscape Management Plan approved under discharge of condition application 210284 (condition 41) on 20/07/2022.

In terms of biodiversity net gain, it is accepted that these proposals would be subject to the de minimis exemption.

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 and cycle stores), which will duly be secured.

Sustainability/energy

The submission has been accompanied by both a Sustainability Statement and a BREEAM UK Domestic Refurbishment 2014 Pre-Assessment report from the outset of the application. These are required by policy and are welcomed in principle in seeking to demonstrate compliance with Policy CC2 and the Sustainability SPD requirements in particular. The BREEAM pre-assessment indicates that an indicative 66.32% rating could be achieved, which is within the required 'Very Good' rating level.

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. Usually, this is secured at the pre-commencement stage. In this instance, with the applicant keen to avoid the inclusion of any pre-commencement conditions, the applicant has submitted a design stage BREEAM assessment report by an accredited assessor, which demonstrates that a Very Good rating (68.5% of credits, which is marginally above the indicative 66.32% score anticipated within the pre-assessment report submitted at the outset of the application) will be achieved, which is within the required 'Very Good' rating. The applicant has submitted this to BREEAM, but there are significant timeframes for these being assessed and certificates being issued. As a consequence, it is considered that some flexibility to the standard approach can be provided, altering the trigger point for submission of the interim certification from BREEAM (which will be based on the final design stage assessment provided at application stage, as referenced above) condition from pre-

commencement (as normally worded) to 'within six months of date planning permission is granted', to account for the timeframes for BREEAM certification to be sought and received by the applicant – acknowledging that it is known that there are significant timeframes for such certification. The applicant has also submitted a letter of comfort from the BREEAM assessor, with it pertinent that the anticipated score of 68.5% is at the higher end of the 'Very Good' rating and significantly above the minimum 55% score required to achieve a 'Very Good' rating overall. Hence, in these specific circumstances some flexibility can be justified in this instance.

The second condition will secure a Final BREEAM 'Very Good' rating Certificate prior to the first occupation of any residential unit. This is the standard wording condition, which also assists in justifying the slight flexibility in the first condition (as, ultimately, the applicant will still require BREEAM certification prior to the first occupation of any residential 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. The pre-assessment report originally submitted with the application acknowledged these two further steps in the overall process.

With specific regard to the reconfigured ground floor unit, the original permission included (a similarly worded to the above) two-stage BREEAM condition (condition 51 of permission 170509). To date, the first part of that condition was satisfied by approval of details application 221111 on 22/08/2022 (as per condition 51 i) c) of original planning permission 170509 on 10/10/2018). At this final design stage juncture, a 'Very Good' standard (as per BREEAM Assessment Reference BREEAM-0088-7927) was envisaged. No final certification for the unit has yet been satisfied (which tallies with the unoccupied nature of the unit), as per condition 51 (ii) of the original permission. In this context, it is considered both necessary and reasonable to secure the final BREEAM certification prior to the first occupation of the proposed reconfigured unit, so that the policy aspirations at the time of the original permission (which remain relevant) are adhered to. The wording of the condition will require a Final BREEAM Certificate, ensuring that this meets the 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 original planning permission 170509 on 10/10/2018).

Pre-commencement conditions

Pre-commencement (of any further works, noting that the proposals are part-retrospective in nature) conditions in respect of BREEAM and the demolition / construction method statement details were considered to be required by officers. In line with section 100ZA(5) of the Town and Country Planning Act the wording of these conditions were sent to the applicant on 08/05/2025 for comment. In this instance the applicant was keen to prevent any pre-commencement conditions to be required and submitted further details in respect of the matters referenced. These details were considered sufficient to remove the requirement for these to be pre-commencement (any further works) conditions, meaning no such conditions were subsequently considered to be necessary in this instance.

Legal Agreement

As per the affordable housing section above, a financial contribution of £100,295 towards affordable housing elsewhere in the Borough will be secured via legal agreement.

This obligation is considered to 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.

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, suitable design changes, a good standard of accommodation and no significantly adverse transport or amenity impacts are considered to be amongst the benefits. Whilst the proposals would reduce the possibility of the ground floor commercial use incorporating a mezzanine floor in the future, this is not considered to significantly compromise the attractiveness of the unit to potential future occupiers. In short, the totality of the benefits outweigh all shortcomings. 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 £100,295

8. RECOMMENDATION

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

Recommended Conditions:

Please note that as the works are part-retrospective in nature, there is no requirement (and it is not necessary) for the usually standard 'three year time period for implementation of the permission' condition to be added. Whilst the remainder of the development can therefore be carried out at any point in the future, the 'approved plans' condition shall seek to ensure that the development is carried out in accordance with all elements of the proposals.

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.

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.

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.

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.

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 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.

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
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).

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