

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

Application for Full planning permission

To: Miss Bhamini Patgiri
Stantec, The Blade,
Abbey Square,
Reading,
Berkshire,
RG1 3BE

Application No: PL/25/0759
Application type: Full planning permission

Applicant: C/O Agent

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

Proposal: Full planning application for a single storey, flat roof extension at the ground floor level to the front of existing hotel to create extension to fitness suite Health & Wellness Club and replacement of canopy over to main entrance and associated landscaping and parking.

At: CROWNE PLAZA READING, RICHFIELD AVENUE, READING, RG1 8BD

Subject to such conditions and for such reasons as may be attached

Date: 1 August 2025



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

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Application At: CROWNE PLAZA READING, RICHFIELD AVENUE, READING, RG1 8BD

Application No: PL/25/0759

Application type: Full planning permission

CONDITIONS & REASONS

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

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

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

Arboricultural Method Statement Rev B prepared by viewpoint associates llp dated 22/07/2025

Existing Trees to be retained or removed & TPP Rev B 1610a-05 prepared by Viewpoint Associates LLP dated 08/05/2025

Proposed Extension Concept Structural P01 4333-ST-S-SK004-5 dated 27/06/2025

Proposed Extension Concept Structural P04 4333-ST-S-SK004-4 dated 27/06/2025

Proposed Extension Concept Structural P04 4333-ST-S-SK004-3 dated 27/06/2025

Proposed Extension Concept Structural P04 4333-ST-S-SK004-2 dated 27/06/2025

Proposed Extension Concept Structural P04 4333-ST-S-SK004-1 dated 27/06/2025

Proposed car park plan studio extension P01 8425-LRW-ZZ-ZZ-DR-A-00-126 dated 17/07/2025

Received 24th July 2025

8425-LRW-ZZ-ZZ-DR-A-00-107_P04 Site Location Plan

8425-LRW-ZZ-ZZ-DR-A-00-110_P10 Proposed Site Plan

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8425-LRW-ZZ-00-DR-A-00-111_P03 Proposed Ground Floor Plan

8425-LRW-ZZ-ZZ-DR-A-00-116_P03 Proposed Roof Plan

8425-LRW-ZZ-ZZ-DR-A-00-214_P03 Existing and Proposed East Elevation

8425-LRW-ZZ-ZZ-DR-A-00-213_P02 Existing and Proposed South Elevation

8425-LRW-ZZ-ZZ-DR-A-00-215_P02 Existing and Proposed West Elevation

8425-LRW-ZZ-00-DR-A-00-119_P01_Proposed Ground Floor Plan (Colour)

8425-LRW-ZZ-RF-DR-A-00-121_P01_Proposed Site Plan (Colour)

8425-LRW-ZZ-RF-DR-A-00-123_P01_Proposed Roof Plan (Colour)

8425-LRW-ZZ-ZZ-DR-A-00-216_P01_Existing & Proposed South Elevation (Colour)

8425-LRW-ZZ-ZZ-DR-A-00-217_P01_Existing & Proposed East Elevation (Colour)

8425-LRW-ZZ-ZZ-DR-A-00-218_P01_Existing & Proposed West Elevation (Colour)

1610a-02 – EE (East) Rev B - Green Wall East Elevation

1610a-02 – ES (South) – Green Wall South Elevation

Received 21st May 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.

3. The materials to be used in the construction of the external surfaces of this development shall comprise:

- Brick Selection - Stretcher Bond - Ibstock Red Mixture Stock A3022A - Med Grey Mortar 10mm
- Brick Selection - Vertical Stack Bond - Ibstock Red Mixture Stock A3022A - Med Grey Mortar 10mm
- Canopy - RAL 9005 Matt Black Powder Coated Aluminium

As per specifications received 24th July 2025

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 and EN13 of the Reading Borough Local Plan 2019.

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4. The measures within the approved Construction Method Statement dated 16th May 2025 and received 21st May 2025 shall be adhered to throughout the whole of the construction period unless otherwise agreed in writing by the Local Planning Authority. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

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 Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

5. The development hereby permitted shall incorporate the following mitigation measures:
- Gas Membrane across the entire footprint
 - Passive sub-floor venting throughout

The measures shall be fully implemented and completed before the development is first occupied and those measures incorporated into the development shall be retained at all times thereafter.

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

6. The development hereby permitted shall not be first occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

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

7. The development hereby permitted shall not be first occupied until the bicycle parking facility has been provided in accordance with the plans hereby approved. The facility shall be kept available for bicycle parking to serve the development at all times thereafter.

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

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8. No development shall commence on site above ground floor slab level until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:
- a. Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;
 - b. Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);
 - c. Soft landscaping details to include planting plans, planting specifications (including cultivation and other operations associated with plant and grass establishment), tree pit specifications, schedules of plants noting species, planting sizes and proposed numbers/densities and implementation timetable;
 - d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;
 - e. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points.

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to first 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: These details are required prior to development above ground floor slab level because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

9. Tree-protective measures, including fencing, ground protection, supervision, working procedures and foundations specifications shall be carried out in accordance with Arboricultural Method Statement Rev B dated 22/07/2025, including 'Existing trees to be retained or removed & TPP' plans and PROPOSED EXTENSION CONCEPT 4333-ST-S-SK004-1 P04, PROPOSED EXTENSION CONCEPT 4333-ST-S-SK004-2 P04, PROPOSED EXTENSION CONCEPT 4333-ST-S-SK004-3 P04, PROPOSED EXTENSION CONCEPT 4333-ST-S-SK004-4 P04 and PROPOSED EXTENSION CONCEPT 4333-ST-S-SK004-5 P01 at all times.

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REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

10. The development hereby permitted shall not be first occupied until a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:
- a) Description and evaluation of features to be managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Proposals for ecological enhancements for habitats and species.
 - d) Aims and objectives of management.
 - e) Appropriate management options for achieving aims and objectives.
 - f) Prescriptions for management actions.
 - g) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 30-year period).
 - h) Details of the body or organization responsible for implementation of the plan.
 - i) Ongoing monitoring and remedial measures.

The LEMP shall include details of the legal and funding mechanism by which the long-term implementation of the plan will be secured by the developer with the management bodies responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details and management prescriptions implemented across the site for the plan period.

REASON: To ensure that habitats are created and managed for biodiversity to maximise their ecological value and deliver a biodiversity net gain and in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

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11. The development hereby permitted shall not be first occupied until the proposed and agreed biodiversity enhancements, which include a minimum of one integrated bird box and one integrated bat box have been installed and a letter to be provided by a suitably qualified ecologist with photos of the facilities in situ for approval by the Local Planning Authority.

REASON: To incorporate biodiversity in and around developments in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

12. The development hereby permitted shall not be first occupied until a Lighting Scheme has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall include the following:
- A layout plan with beam orientation
 - A schedule of equipment
 - Measures to avoid glare
 - An isolux contour map showing light spillage to 1 lux, including onto adjacent habitats outside of the application site.
 - A report demonstrating that lighting will not adversely impact upon wildlife.

The approved Lighting Scheme shall thereafter be implemented as agreed prior to first occupation.

No external lighting shall be installed within the site at any time, otherwise than in accordance with the approved Scheme.

REASON: To limit the impact of light pollution from artificial light on nature conservation in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

13. The development hereby permitted shall not be first occupied until details of the plant species to be provided within the green wall have been submitted to and approved in writing by the Local Planning Authority. The green wall shall be implemented as approved prior to the first occupation of the development hereby permitted and maintained in accordance with the approved details at all times thereafter.

REASON: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved in accordance with Policy CC7, EN12, EN13 and EN14 of the Reading Borough Local Plan 2019.

14. The development hereby permitted shall not be first occupied until 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

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development has attained as a minimum a 'Very Good' standard set out in application submission.

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

15. The glazing, ventilation and noise mitigation shall be installed in accordance with the specifications recommended within the Activity Noise Assessment Rev A prepared by Scotch Partners submitted 22nd July 2025 prior to first occupation.

REASON: In order to protect the amenity of future occupants of the proposed development in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

16. 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 in accordance with BS4142:2014 methodology. The predicted specific sound level (LA_{eq,TR}) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive façade shall be at least 10dB below the pre-existing background sound level, LA_{90,T} when all plant/equipment (or any part of it) is in operation. The predicted rating level, L_{A,r,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, LA_{90,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 Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

17. 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 without prior written approval from the Local Planning Authority.

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.

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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 prescribed target or agreed extended timescale for the decision to be issued.
2. 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. For this approved development the CIL status is CHARGEABLE. 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.

For more information go to:

https://images.reading.gov.uk/2019/12/CIL_Advice_to_Applicants.pdf
3. You are advised that only tree works included within the approved Tree Survey/Arboricultural Method Statement are approved by virtue of this consent. Any other works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.
4. You are advised to avoid the use of the grass verges for development related activity, e.g. storage of materials, due to the resulting potential harm to important street trees.
5. The Council's Highways section should be contacted at 19 Bennet Road, Reading, RG2 0QX, telephone: 0118 937 2138, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 week's notice to obtain details of underground services on the applicants' behalf.
6. Before the canopy/structure is erected a licence must be obtained, under Section 177/178 of the Highways Act 1980, for any part of it that overhangs the highway. A

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licence can be obtained from the Council's Highways section at 19 Bennet Road, Reading, RG2 0QX, telephone 0118 937 2138.

7.

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.

8.

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.

9.

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

10.

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.

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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

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its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Street Naming & Numbering

You must contact Reading Borough Council to:

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

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

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