

**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: Mark Thomson
33 Margaret Street ,
Marylebone,
London,
W1G 0JD

Application No: PL/24/1501
Application type: Full planning permission

Applicant: Elder Developments (Greyfriars) Ltd

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: Demolition of the existing building and the erection of a part-7, part-13 storey co-living building (Sui Generis) and associated communal amenity facilities, refuse storage, cycle parking and plant equipment.

At: 20-30 Greyfriars Road, Reading , RG1 1NS

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

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

Date: 29th August 2025



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Acting Assistant Director of Planning,
Transport and Public Protection Services

Application At: 20-30 Greyfriars Road, Reading , RG1 1NS

Application No: PL/24/1501

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 and documents:

Received 11th November 2024:

- Drawing no: GFR-DAA-XX-XX-DR-A-01000-P1 - Site Location Plan
- Drawing no: GFR-DAA-ZA-00-DR-A- 03000-P1 - Proposed Site Plan
- Drawing no: GFR-DAA-ZA-ZZ-DR-A- 03201-P1 - Proposed South Elevation
- Drawing no: GFR-DAA-ZA-ZZ-DR-A- 03202-P1 - Proposed East Elevation
- Drawing no: GFR-DAA-ZA-ZZ-DR-A- 03203-P1 - Proposed North Elevation
- Drawing no: GFR-DAA-ZA-ZZ-DR-A- 03204-P1 - Proposed West Elevation
- Drawing no: GFR-DAA-ZA-ZZ-DR-A- 03301-P1 - Proposed Section A-A
- Drawing no: GFR-DAA-ZA-ZZ-DR-A- 03302-P1 - Proposed Section B-B
- Drawing no: GFR-DAA-ZA-ZZ-DR-A- 03303-P1 - Proposed Section C-C
- Drawing no: GFR-DAA-XX-XX-DR-A- 21500-P1 – Façade Detail – Brick
- Drawing no: GFR-DAA-XX-XX-DR-A- 21501-P1 – Brick Façade
- Drawing no: GFR-DAA-XX-XX-DR-A- 21502-P1 – Brick Façade 2
- Drawing no: GFR-DAA-XX-XX-DR-A- 21503-P1 - Render Façade
- Drawing no: GFR-DAA-XX-XX-DR-A- 21504-P1 - Render Façade 2
- Drawing no: GFR-DAA-XX-XX-DR-A- 21505-P1 - Facade Axonometric
- Drawing no: 126-HGL-XX-00-DR-L-0001-P01 - Illustrative Landscaping Masterplan
- Drawing no: 126-HGL-XX-00-DR-L-0002-P02 - Ground Floor and First Floor Landscape General Arrangement
- Drawing no: 126-HGL-XX-00-DR-L-0003-P02 - Level 7 Landscape General Arrangement
- Drawing no: 126-HGL-XX-00-DR-L-0004-P02 - Level 12 Landscape General Arrangement

Date: 29th August 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

Received 12th March 2025

- Drawing no: GFR-DAA-ZA-00-DR-A- 03100-P3 - Proposed Ground Floor Plan

Received 6th February 2025

- Drawing no: GFR-DAA-ZA-01-DR-A- 03101-P2 - Proposed First Floor Plan
- Drawing no: GFR-DAA-ZA-02-DR-A- 03102-P2 - Proposed Second Floor Plan
- Drawing no: GFR-DAA-ZA-03-DR-A- 03103-P2 - Proposed Third Floor Plan
- Drawing no: GFR-DAA-ZA-04-DR-A- 03104-P2 - Proposed Fourth Floor Plan
- Drawing no: GFR-DAA-ZA-05-DR-A- 03105-P2 - Proposed Fifth Floor Plan
- Drawing no: GFR-DAA-ZA-06-DR-A- 03106-P2 - Proposed Sixth Floor Plan
- Drawing no: GFR-DAA-ZA-07-DR-A- 03107-P2 - Proposed Seventh Floor Plan
- Drawing no: GFR-DAA-ZA-08-DR-A- 03108-P2 - Proposed Eighth Floor Plan
- Drawing no: GFR-DAA-ZA-09-DR-A- 03109-P2 - Proposed Ninth Floor Plan
- Drawing no: GFR-DAA-ZA-10-DR-A- 03110-P2 - Proposed Tenth Floor Plan
- Drawing no: GFR-DAA-ZA-11-DR-A- 03111-P2 - Proposed Eleventh Floor Plan
- Drawing no: GFR-DAA-ZA-12-DR-A- 03112-P2 - Proposed Twelfth Floor Plan
- Drawing no: GFR-DAA-ZA-13-DR-A- 03113-P2 - Proposed Thirteenth Floor Plan [Roof Plan]

Received 11th November 2024 (unless otherwise stated):

- Gateway One Fire Statement, ref: OF-001887-FSS-01-C, dated 16th January 2025 prepared by Orion Fire, received 31st January 2025
- Noise Impact Assessment, prepared by Sol Acoustics
- Response to Design Out Crime Officer's Comments, prepared by Darling Architects, received 31st January 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. No development, excluding demolition and ground works, shall commence until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Details shall include manufacturer's specification details and samples of those materials (to be provided on site - approved details to then be retained on site throughout the duration of the construction of development). The development shall be carried out and maintained in accordance with the details approved at all times thereafter.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development

Date: 29th August 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019

4. No development shall commence on site, excluding demolition and ground works, until a site security strategy has been submitted to and approved in writing by Local Planning Authority. The site security strategy shall include details of a robust access control strategy, including external lighting and CCTV details and 24hr concierge including measures as set out within the approved Response to Design Out Crime Officer's Comments, prepared by Darling Architects, received 31st January 2025. The approved measures contained within the site security strategy shall be implemented prior to the first occupation of any co-living unit hereby approved and permanently retained and maintained thereafter.

REASON: To protect the amenity of future occupiers of the proposed development and in the interests of safeguarding the character and appearance of the buildings and the wider immediate area, in accordance with Policies CC7 and CC8 of the Reading Borough Local Plan 2019.

5. Prior to first occupation of the approved co-living units the approved Fire Strategy to be implemented in accordance with the approved details (Gateway One Fire Statement, ref: OF-001887-FSS-01-C, dated 16th January 2025, prepared by Orion Fire, received 31st January 2025).

REASON: to ensure the safety of the scheme in accordance with Policy CC8 of the Adopted Reading Borough Local Plan (2019)

6. No development shall commence on site, excluding demolition, until a Sustainable Drainage Scheme, comprising a Sustainable Drainage Strategy and associated detailed design of surface water drainage for the site using SuDS methods, has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall include:

- i. a timetable for its implementation, and
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

REASON: These details are required due to insufficient information being contained within this submission and in order to reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

7. Prior to first occupation of the development hereby permitted, the Sustainable Drainage Scheme for the site has been completed in accordance with the submitted and approved details as required under condition 6. The Sustainable Drainage Scheme shall be managed and maintained thereafter in accordance with the approved management and maintenance plan.

Date: 29th August 2025



SDV

Acting Assistant Director of Planning,
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REASON: To reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

8. No development shall commence on site, excluding demolition and ground works, until 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 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.

9. Prior to first occupation of the development hereby approved, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in condition 8.

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.

10. Prior to first occupation of the co-living units hereby approved an operational management plan detailing the:

- The number of residents;
- Management and maintenance of internal and external communal spaces and overall maintenance, including detail regarding hours of operation and resourcing of communal areas;
- Tenancy matters including lengths of tenancies;
- Marketing arrangements including the promotion of inclusiveness of the development, with appropriate awareness of the accessible room provision and other features that cater to diversity of need rather than a particular demographic.
- Arrangements for moving in and out;
- Details of prompt issue resolution system;
- Agreed cap on the number of students that may occupy the co-living units and that students shall be enrolled in an educational institution within the borough of Reading;

Date: 29th August 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

- Availability of co-living rooms must be advertised on a recognised lettings listing or portal;
- Details of cycle hire scheme;
- Details of social value opportunities and engagement with the local community;
- Operational services must be provided;
- Events management;
- Staffing arrangements and provision of the concierge service;
- Cleaning and linen changing of both private and communal areas;
- Delivery arrangements for both servicing of the development as a whole and for individual residents;
- Storage of deliveries when resident is not immediately available;
- Security arrangements/measures (cctv);
- Safety procedures, including fire safety; and
- Monitoring and review of the management plan.

shall be submitted to and approved in writing by the Local Planning Authority and operated in accordance with the approved plan thereafter.

REASON: In the interest of general amenity and safety of all occupiers of the approved scheme in accordance with Policies CC7 and CC8 of the Reading Borough Local Plan 2019.

11. Prior to first occupation the communal space as shown on approved Drawing Nos: GFR-DAA-ZA-00-DR-A-03100-P3; GFR-DAA-ZA-01-DR-A-03101-P2; GFR-DAA-ZA-07-DR-A-03107-P2 and GFR-DAA-ZA-12-DR-A-03112-P2 shall be provided and retained for communal use by all residents of the development at all times thereafter.

REASON: To ensure that an adequate standard of amenity and living space is provided for the occupiers in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

12. The two roof terraces hereby permitted at levels seven and twelve shall not be used at any time other than between the hours of:

06.30 – 23.00 Mondays - Fridays;

06.30 – 23.00 Saturdays;

07.00- 22.30 Sundays

REASON: To safeguard the amenities of residents within and nearby the development, in accordance with Policy CC8 of the Adopted Reading Borough Local Plan 2019.

Date: 29th August 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

13. No development shall commence on site, excluding demolition and ground works, until a plan showing how 94 cycle parking spaces can satisfactorily be provided on site (through a combination of bike store and folding bike storage) has been submitted to and approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of cycles at all times.
REASON: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to private vehicle in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.
14. No development shall commence on site, excluding demolition and ground works, until a plan showing 2 car club parking bays on the public highway has been submitted to and approved in writing by the Local Planning Authority. The vehicle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of car club vehicles at all times.
REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is provided with adequate car club parking facilities to meet the needs of future occupiers and to reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.
15. No co-living unit hereby approved shall be first 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 co-living 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 Policy TR3 and TR5 of Reading Borough Local Plan 2019.
16. Prior to any agreement being entered into for new occupation of, or transfer of any interest in, the co-living units hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing 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.

Date: 29th August 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

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 Policy TR3 and TR5 of Reading Borough Local Plan 2019.

17. Prior to first occupation the existing access to the site on Garrard Street shall be stopped up and abandoned. The footway and verge shall be reinstated to the satisfaction of the Local Planning Authority.

REASON: In the interests of road safety and maintenance of the highway in accordance with Policies TR1 and TR3 of the Reading Borough Local Plan 2019.

18. Prior to first occupation of the development hereby approved, the refuse and recycling storage facility shall be implemented fully in accordance with those details shown on the approved plans (including vermin proof measures) and thereafter retained for use by occupiers of the co-living units at all times.

REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

19. Prior to first occupation of the development hereby approved, details of how refuse and recycling collections, servicing and deliveries will be managed from the site (including vehicles, servicing and deliveries), shall be submitted to and approved in writing by the Local Planning Authority (Waste Collection, Servicing and Delivery Management Plan). Refuse and recycling collection, servicing and deliveries shall be carried out fully in accordance with the approved details at all times thereafter.

REASON: In the interest of general amenity, safety and convenience of all highway users in accordance with Policies CC7, TR3 and CR6 of the Reading Borough Local Plan 2019.

20. **No development shall commence on site**, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works.

Date: 29th August 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following demolition to include capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and 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.

21. 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.

22. 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 air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

23. The glazing, ventilation and all other noise mitigation specified shall be installed in accordance with the specifications recommended within the Noise Impact Assessment submitted with the application (ref: P2481-REP01-DJR P04, dated 5/11/2024, prepared by Sol Acoustics).

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.

24. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its

Date: 29th August 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

implementation, shall be submitted in writing to the Local Planning Authority for its written approval.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

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.

25. No piling shall take place until a piling method statement, detailing the depth and type of piling to be undertaken, the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, the programme for the works, and piling layout plan, including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe, has been submitted to and approved in writing by the Local Planning Authority. No piling shall be undertaken otherwise than in strict accordance with the approved piling method statement and piling layout plan.

REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. In accordance with Policy EN16 of the Reading Borough Local Plan 2019.

26. No development shall commence on site, excluding demolition and ground works, 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 shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), tree pit specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
- 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;

Date: 29th August 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

f. Measures required to address a suitable level of improvement in wind conditions compared to the tested scheme, which ensures that the Lawson comfort criteria are substantially met.

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

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

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

27. Prior to the commencement of the development, excluding demolition and ground works, a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall thereafter be carried out in accordance with the approved details and for the period specified.

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

28. No development shall commence on site, excluding demolition and ground works, until details of biodiversity enhancements are submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed in accordance with the approved details prior to first occupation of any of the co-living units and be retained as approved at all times thereafter.

REASON: This will result in biodiversity improvements in and around the development in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

29. Demolition is to take place outside the bird-nesting season (March - August inclusive) or if demolition during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no demolition works that may disturb active nests shall proceed until all young have fledged the nest.

REASON: To ensure that wildlife is not adversely affected by the proposed development in line with Policy EN12 of the Adopted Reading Borough Local Plan 2019.

Date: 29th August 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

30. The development hereby permitted shall not be occupied until a report detailing the external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. This will include a) how the scheme will not adversely impact upon wildlife (i.e. in the areas around bat and bird boxes, external terraces and courtyard). b) Ensure sufficient light levels at street level demonstrating that light levels will not exceed the relevant guidance lux levels specified in the Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light 2021 and shall also demonstrate how glare will be controlled.

The details shall include:

- A layout plan with beam orientation a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and orientation, any hoods/shades, and an isolux contour map to show light spill levels (down to 2 lux if operating between 23:00 and 07:00, or down to 10 lux if operating only between 07:00 and 23:00) and showing neighbouring buildings.
- Location of the lights, specifications, height and luminance including lens shape and any hoods/ shades
- For a) above - An isolux contour map showing light spillage to 0.5 lux (for a); For b) an isolux contour map to show light spill levels (down to 2 lux if operating between 23:00 and 07:00, or down to 10 lux if operating only between 07:00 and 23:00) and showing neighbouring buildings.

The approved scheme shall thereafter be installed before first occupation of the buildings and the external lighting shall thereafter be maintained and operated in accordance with the approved details.

REASON: To ensure the scheme is adequately lit at street level, protecting the privacy and amenity of adjoining and future occupiers, enhance the appearance of the development, and to limit the impact of light pollution from artificial light on nature conservation in accordance with Policies CC7, CC8 of the Reading Borough Local Plan 2019 and Paragraph 191 of NPPF.

31. A) **No development shall commence** until a programme of archaeological work including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing. The WSI shall include an assessment of significance and research questions; and:
1. The programme and methodology of site investigation and recording
 2. The programme for post investigation assessment
 3. Provision to be made for analysis of the site investigation and recording
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation

Date: 29th August 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

5. Provision to be made for archive deposition of the analysis and records of the site investigation

6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

B) The Development shall take place in accordance with the WSI approved under condition (A). The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

REASON: The site lies in an area of archaeological potential, particularly for, but not limited to, Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work. Archaeological monitoring or evaluation will ensure preservation, either by record or in situ, of any heritage assets present on the site in a manner appropriate to their significance, in accordance with paragraph 211 of the NPPF 2023 and Policies EN1 and EN2 of the Reading Borough Local Plan 2019.

32. Prior to first occupation written confirmation shall be submitted to and approved in writing by the Local Planning Authority that either:

a) all water network upgrades required to accommodate the additional demand to serve the development have been completed; or

b) a development and infrastructure phasing plan has been agreed with the Local Planning Authority in consultation with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

REASON: Water network reinforcement works may be required to accommodate the development hereby permitted. Such reinforcement works identified will be necessary to ensure adequate water resources infrastructure will be in place in accordance with Policies EN16 and CR11 of the Reading Borough Local Plan 2019 and the NPPF.

33. No development shall commence on site, excluding demolition and ground works, until details of mitigation measures, including hard and soft landscaping works, to ensure a suitable level of improvement in wind conditions, which ensures that the Lawson comfort criteria are substantially met, and as set out in the Pedestrian Level Wind Microclimate Wind Assessment Rev C, dated 12/12/24, prepared by RWDI, received 12/12/24, have been submitted to and approved in writing by the Local Planning Authority. The details shall include a report demonstrating the improvement in wind conditions. Such mitigation measures shall be implemented prior to first occupation in accordance with the approved details, and retained and maintained as approved at all times thereafter.

Date: 29th August 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

REASON: To ensure the safety of the site in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. 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.
2. 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 between 09.30-12.00 and 13.00-15.00 Monday to Friday.
3. 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
4.
 - i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
 - ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
5. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.
6. 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

Date: 29th August 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

7. 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.
8. 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 NIL CHARGE. 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
9. 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.
10. Please note that this permission is has been granted subject to the statutory condition ("the biodiversity gain condition") that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

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

You should ensure that works do not commence until Biodiversity Gain Plan has been submitted to and approved in writing by the council and "the biodiversity gain condition" has been discharged.
11. There are water mains crossing or close to the development. Thames Water do not permit the building over or construction within 3m of water mains. If significant works are planned near the Thames Water mains (within 3m) they will need to check that your development does not reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services they provide in any other way. The applicant is advised

Date: 29th August 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

to read their guide working near or diverting their pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

12. 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.

Date: 29th August 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

NOTES

APPEALS TO THE SECRETARY OF STATE

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

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

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

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

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

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him. Appeals must be made via the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.gov.uk/>

Purchase Notices

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

Street Naming & Numbering

You must contact Reading Borough Council to:

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

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

Date: 29th August 2025



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