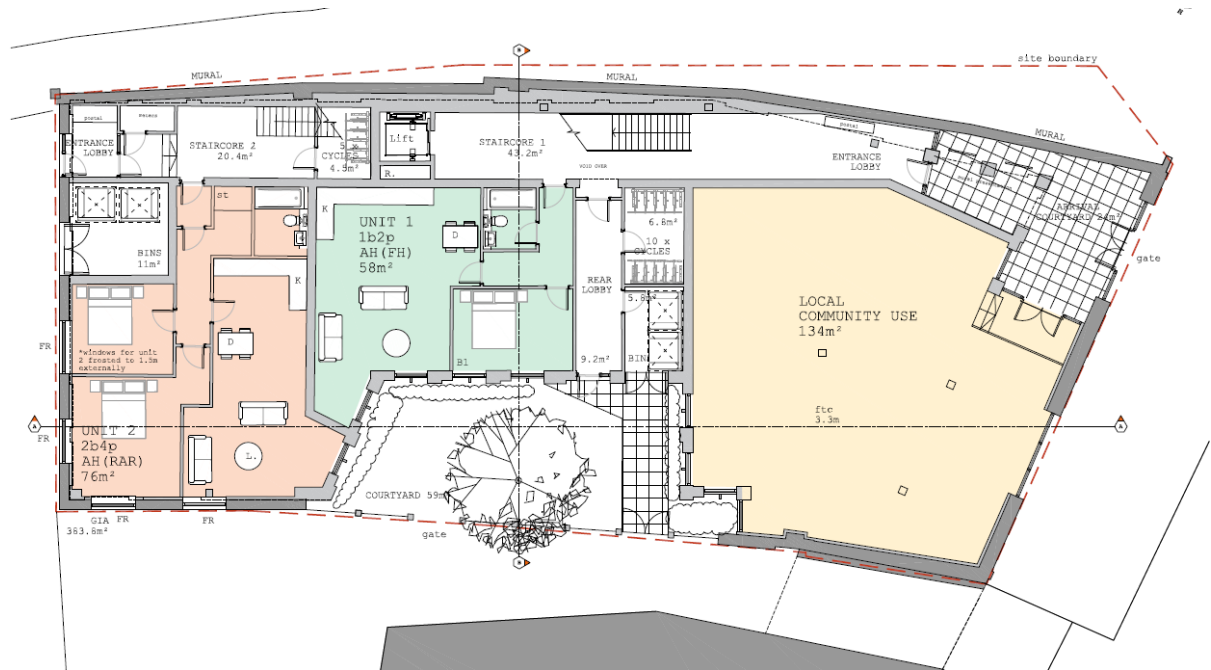


02 October 2024	 Reading Borough Council Working better with you
Title	PLANNING APPLICATION UPDATE REPORT
Planning Application Reference:	221364
Site Address:	Central Club, 36-42 London Street, Reading, RG1 4SQ
Proposed Development	Partial demolition of existing building, construction of new building to accommodate a community hall (Use Class F2) and 17 no. residential flats (Use Class C3), with associated works and landscaping (Amended Scheme)
Applicant	Red Line Land Ltd
Report author	Tom Bradfield
Deadline:	19/07/2023
Recommendations	As on main report
S106 Terms	As on main report
Conditions	As per the main agenda report, with an additional condition requiring additional acoustic and noise mitigation relating to the wall between unit 1 and the community space.

1. Changes to layout/Noise Mitigation

- 1.1 Since the publication of the report, Councillors have raised concerns relating to the amended ground floor layout. In particular the location of Unit 1 adjacent to the community space, with an adjoining wall.
- 1.2 Officers have discussed this with the applicant and secured amendments to the layout, moving the rear lobby corridor, bin store and bicycle store to between the community space and Unit 1. This would provide adequate separation between the two uses, ensuring that the living conditions of the occupants of Unit 1 would be acceptable in terms of noise and disturbance. There is also a condition recommended (14) which requires an internal noise mitigation scheme to be approved. The amended plan is shown below:



- 1.3 The amendments would ensure that Unit 1 is not directly adjacent to the community use, and therefore there would be no unacceptable impact on living conditions for future residents through noise and disturbance.
- 1.4 The plan above is an extract taken from a new ground floor plan ref. 426-03-10E, received 01/10/2024 and replaces in its entirety the previous proposed ground floor plan shown in the main report.

Case Officer: Thomas Bradfield