

DELEGATED APPLICATION REPORT

SITE ADDRESS: Abbey Gardens, 4-6 Abbey Street, Reading, RG1 3BA

APPLICATION NUMBER: PL/25/1175

PROPOSAL: Installation of roof space windows on the north, east and west elevations of the north block and north, south and west elevations of the central block and construction of a roof to enclose the plant area within part of the central block, all associated with the existing office use (Class E) (amended description).

APPLICANT: McGrath Group

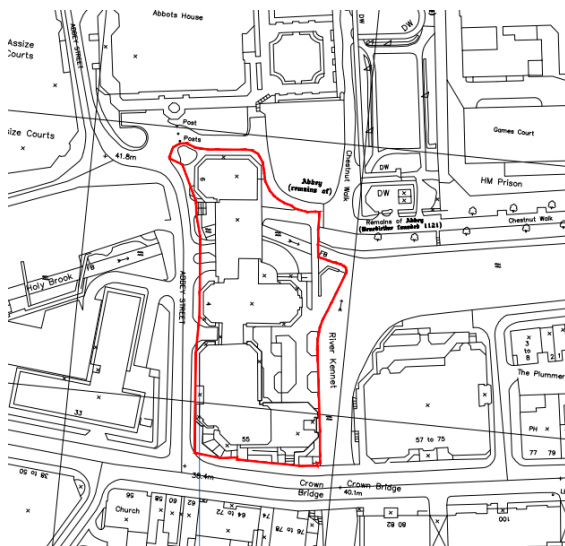
VALIDATION DATE: Valid as of 08/10/2025, having been first received on 19/08/2025

DETERMINATION DATE: 03/12/2025

CASE OFFICER: Jonathan Markwell

1. Site Description and Surrounding Area

- 1.1 The application site is a basement, lower ground, ground and seven storey (10 floors in total, with a substantial roof level too) office block located on the corner of King's Road and Abbey Street. The main entrance to the building is on this corner. There is a terrace to the east of the building, set back at a higher level than the footpath along the River Kennet, with tiered landscaping to the front at river level, to the sides and on top of the terrace. Prior approval PL25/0202 under Class MA was granted on 23 May 2025 for the change of use of part of the ground to the fifth floor of the central and northern parts of the building to create 92 residential units. Prior approval PL/25/0918 under Class MA was granted on 21 August 2025 for the change of use of part of the ground to the seventh floor of the southern part of the building to create 107 residential units (see relevant history below). At the time of an officer site visit on 09 September 2025 it was evident that some parts of the office building were still in active use, while others were stripped internally in preparation for the change of use to residential.



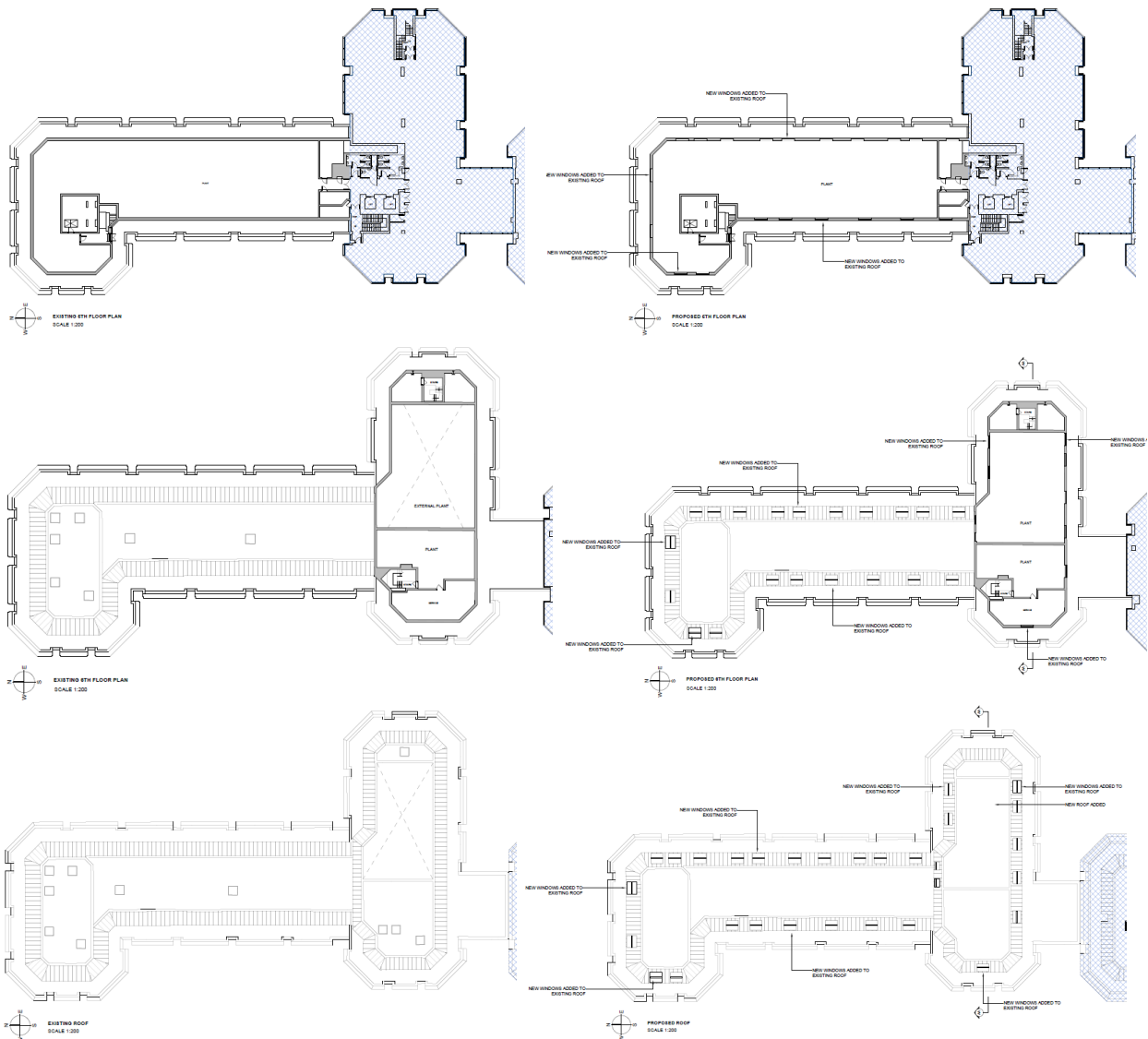
Left: Site Location Plan; Right: Aerial view from Google Maps

- 1.2 The site is within the Central Reading Area, the Reading Central Core, Office Core and a Tall buildings Cluster (eastern grouping CR10c as per Reading Local Plan 2019). It is also within an area of Archaeological Potential, within the boundary of Flood zones 1, 2 & 3 (with the Holy Brook running beneath the building into the River Kennet) and an air quality management area. Furthermore, it is in the vicinity of the Abbey Ruins (Scheduled Ancient

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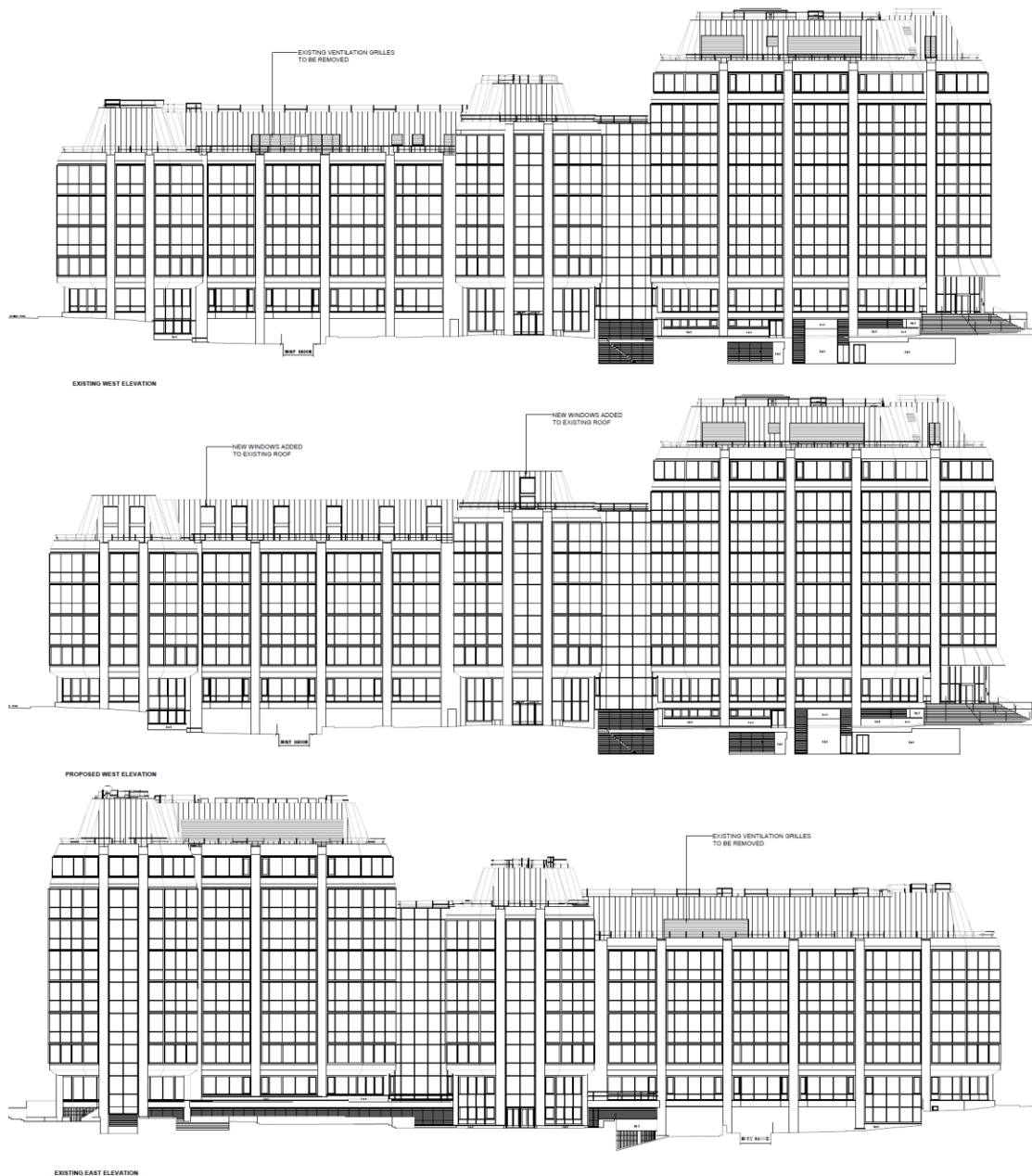
2. Proposal

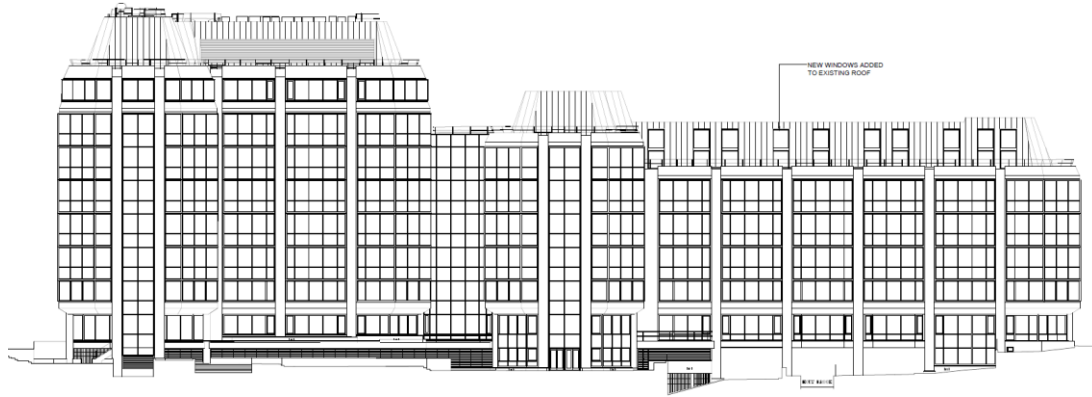
- 2.1 Planning permission is sought for the installation of roof space windows on the north, east and west elevations of the north block of the building. Further roof space windows are also proposed on the north, south and west elevations of the central block of the building. It is also proposed to construct a roof to enclose the roof level plant area within part of the central block. This is all associated with the current lawful office use (Class E) at the site, as per the plans submitted.
- 2.2 Prior to the registration of the application the roof enclosure element of the proposal was added to the scheme, having not been proposed when the application was originally submitted. This was following an officer visit on 09 September as part of separate application PL/25/1148, where it was confirmed that part of the existing roof level was not enclosed. That component part of the scheme was therefore added to the scheme prior to registration, during a time when other information was awaited in order to validate the originally submitted scheme.



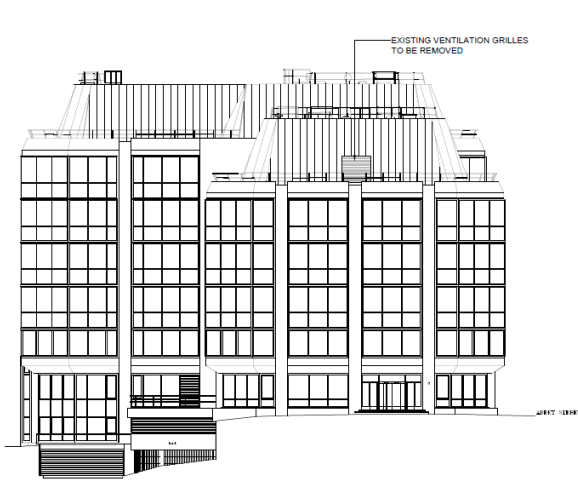
- 2.3 The submitted plans show the existing and proposed building being in office use. The proposals have therefore been considered on this basis. However, in practice, it is anticipated that these proposals represent external works to facilitate possible future residential uses, albeit application PL/25/1148 was withdrawn and there is no current application under consideration or approved for residential within the roofspace where these works are proposed. The applicant's supporting letter also confirms this:

The existing mansard levels currently accommodate plant rooms which are now redundant. The intent of this application is to allow for a more practical and aesthetically coherent use of these spaces, aligned with the future residential conversion within the roofspace which will be subject to a separate application. This application focuses solely on the proposed external alterations to the mansard roofs.

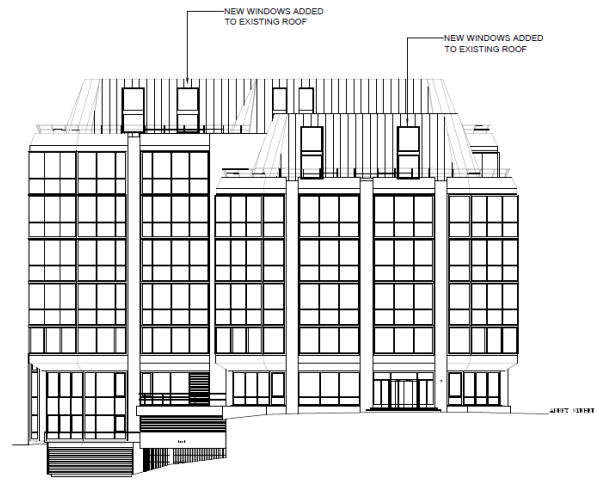




PROPOSED EAST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



EXISTING SOUTH ELEVATION

PROPOSED SOUTH ELEVATION

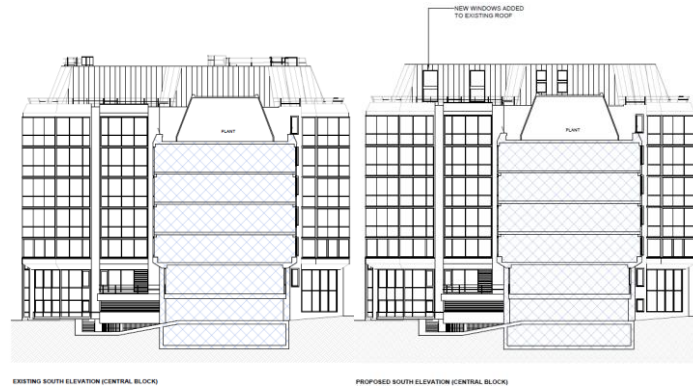


EXISTING NORTH ELEVATION (CENTRAL BLOCK)

PROPOSED SOUTH ELEVATION

NEW WINDOWS ADDED TO EXISTING ROOF

PROPOSED NORTH ELEVATION (CENTRAL BLOCK)



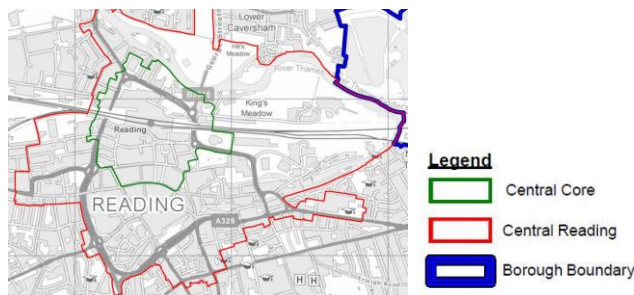
2.4 Plans and documents considered:

- 200 Rev P.01 – Site Layout Plan
As received 19/08/2025
- 200 Rev P.01 – Site Plan
- 215 Rev P.02 - Existing 5th Floor Plan
- 216 Rev P.02 - Existing 6th Floor Plan
- 217 Rev P.01 - Existing Roof Plan
- 250 Rev P.02 - Existing East and West Elevation
- 251 Rev P.02 - Existing North and South Elevation
- 252 Rev P.01 - Existing North&South Elevation (Central Block)
- 400 Rev P.01 – Existing Section AA
- 315 Rev P.02 - Proposed 5th Floor Plan
- 316 Rev P.03 - Proposed 6th Floor Plan
- 317 Rev P.02 - Proposed Roof Plan
- 500 Rev P.02 - Proposed East and West Elevation
- 501 Rev P.02 - Proposed North and South Elevation
- 502 Rev P.01 - Proposed North&South Elevation (Central Block)
- 401 Rev P.01 – Proposed Section AA
- 450 Rev P.01 – Existing & Proposed Facade Section
As all received on 02/10/2025
- Flood Risk Assessment dated July 2025 by EAS Ref FRA – Abbey Gardens Rev A, as received 09/09/2025
- Letter by hgh 'ABBEY GARDENS, ABBEY STREET, READING, RG1 3BA Full Planning Permission – Proposed Windows at Abbey Gardens', dated 01/10/2025, as received 02/10/2025
- Planning Application Form and CIL forms, as received 02/10/2025
- Design Statement by Sada Architecture Ltd Rev. 01, dated September 2025, as received 02/10/2025
- 316 Rev P.04 – Proposed 6th Floor Plan (CIL Floorspace Plan), as received 08/10/2025

- 2.5 Community Infrastructure Levy (CIL) – A CIL form has been submitted with the application, which indicates an additional 178sqm of office floorspace is created by the proposal. However, given the location outside of the Reading Central Core Area (for CIL purposes, as per the information below), whilst the proposal is a CIL liable development, the charge will be £0.00.

Schedule of rates

Use	Charging zone location	Index figure for 2015	Index figure for 2025	Charge £/m ²
Residential / Hotels / Sheltered Housing/ Private Rented Hostel Accommodation (including student accommodation)	Boroughwide	255	391	£183.96
Care homes (those providing nursing care and fully catered)	Boroughwide	255	391	£0.00
A1 Retail	Central Reading*	255	391	£0.00
A1 Retail of 2000m ² and over (including food stores)	Remainder of Borough	255	391	£229.95
A1 Retail of under 2000m ² (including food stores)	Remainder of Borough	255	391	£0.00
Offices	Central Core**	255	391	£45.99
All other chargeable developments	Boroughwide	255	391	£0.00



3. Relevant Planning History

- 3.1 PL/11/0658 - Remodelling of existing office entrance area and alterations to access to include disabled entrance and lift. Permitted 04/01/2012.
- 3.2 111790/FUL Installation of new plant and alterations to the roof to create associated louvre openings. Permitted 07/02/2012.
- 3.3 120497/ADV Hoarding marketing wrap and 2 halo illuminated entrance signs Permitted 22/08/2012.
- 3.4 121139/APC Discharge of condition 4 of planning permission 11/01726/FUL (also known as ref 110658/FUL) Discharged 28/06/2012.
- 3.5 121582/NMA Non material change to planning permission 11/01726/FUL for modifying and raising the levels of the planters to the south elevation along Kings Road to include for the existing floor structure below Agreed 04/10/2012.
- 3.6 121616/CLE Certificate of Lawfulness for proposed new door Permitted 15/08/2012.
- 3.7 172261/FUL External terrace and decked area, Refused 10/05/2018.
- 3.8 191033 - 2 no. Freestanding Directional Signs and 1 no. Building Mounted Sign. Granted 25/09/2019.
- 3.9 191777/FUL Removal of 2no glazed panels and installation of new Air Intake Louvres to match existing. Permitted 10/01/2020.
- 3.10 200477/FUL Remove existing glazed panel and replace with new entrance door to terrace area Permitted 27/05/2020.
- 3.11 20/1835/FUL Removal of 1No. glazed panel and the installation of a new air intake/outlet to match existing (part retrospective) Permitted 01/03/2021.
- 3.12 210071/NMA Non-Material Amendment to permitted application 200477 - revise the design from a single door to a single door with side and overhead glazed panels. Agreed 11/02/2021.
- 3.13 PL/21/1723 - Application for prior notification of proposed development by telecommunications code systems operators.

- 3.14 23/0211/FUL Remove existing glazed panel and replace with new entrance door to terrace area Permitted 19/04/2023.
- 3.15 PL/25/0202 - Change of use of part of ground, first, second, third, fourth and fifth floors from Class E (offices) to C3 (dwelling houses) to comprise 84x1 bed and 8x2 bed flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Prior Approval Given 23/05/2025.
- 3.16 PL/25/0918 - Change of use of part of the ground floor to seventh floor from Class E (offices) to C3 (dwelling houses) to comprise 53 1x bed and 54 2x bed flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Prior Approval Given 21/08/2025.
- 3.17 PL/25/1148 - Change of use of part of the 5th (north block) and 6th (middle block) floors from Class E (offices) to Class C3 (dwelling houses) to comprise 14 (1x1, 11x2 & 2x3-bedroom) residential units. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Application withdrawn 16/09/2025.

4. CONSULTATION AND PUBLICITY

- 4.1 RBC Natural Environment Officer: No objection, subject to the following informative:

You are advised that no tree works are approved by virtue of this consent. Any 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.

- 4.2 RBC Building Control: No response.
- 4.3 Environment Agency: No objection (letter dated 27/10/2025)
- 4.4 Public Consultation – Four site notices were erected around the site on 10/10/2025, expiring on 31/10/2025. A press notice was published on 16/10/2025, expiring on 06/11/2025. No responses have been received.

5. Equality Act 2010:

- 5.1 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.

6. Relevant Planning Policy and Guidance

- 6.1 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’. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12). The Development Plan for Reading relevant to the application site comprises the Reading Borough Local Plan (2019).

- 6.2 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.
- 6.3 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.
- 6.4 The National Planning Policy Framework (“NPPF”) states clearly that its content is to be a material consideration in the determination of applications. The NPPF states that due weight should be given to the adopted policies of the Local Plan according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given). Accordingly, the NPPF, together with the NPPG and the following development plan policies and supplementary planning guidance are relevant:

6.5 National Policy and Guidance

National Planning Policy Framework December 2024 (and update February 2025)

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

National Planning Practice Guidance (2014 onwards) (PPG)

- 6.6 Reading Borough Local Plan 2019
 - CC1 Presumption in Favour of Sustainable Development
 - CC2 Sustainable Design and Construction
 - CC3 Adaption to Climate Change
 - CC7 Design and the Public Realm
 - CC8 Safeguarding Amenity
 - EN1 Protection and Enhancement of the Historic Environment
 - EN6 New Development in a Historic Context
 - EN12 Biodiversity and the Green Network
 - EN14 Trees, Hedges and Woodlands
 - EN18 Flooding and Sustainable Drainage Systems
 - EM1 Provision of Employment Development

TR3 Access, Traffic and Highways Related Matters
CR1 Definition of Central Reading
CR2 Design in Central Reading
CR13 East Side Major Opportunity Area
CR15 The Reading Abbey Quarter

- 6.7 Other relevant documentation
Sustainable Design and Construction Supplementary Planning Document (SPD) 2019
Reading Borough Local Plan Submission Draft Partial Update, May 2025
- 6.8 Local Plan Update
- 6.9 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. Subsequent to this consultation a submission draft was sent to the Secretary of State on 9th May 2025. At the time of writing, the examination-in-public of the partial update to the local plan is in the process of taking place. Stage 1 hearings were held virtually on 11th and 12th November 2025. Stage 2 hearings will take place in due course.
- 6.10 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.
- 6.11 Officer advice in respect of the Local Plan policies pertinent to this application is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the submission 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’.

7. APPRAISAL

- 7.1 The main considerations are:
- Land use matters
 - Design and impact on heritage assets
 - Amenity
 - Flood risk
 - Sustainability
 - Trees, landscape and ecology
 - Transport

Land use matters

- 7.2 The building is presently in office use, albeit some parts are presently vacant and have been stripped back internally in anticipation of the future change of use to residential following prior approvals earlier in 2025 (see relevant history above). The proposals include the enclosure of an open-air roofspace at roof level of the building, which therefore creates 178sqm of additional office (Class E) floorspace at the site. Given the office core / central core location of the site within Central Reading, the principle of providing additional office floorspace at the site aligns with Policies EM1 and CR1. Hence, there are no in-principle land use issues associated with these proposals, on the basis of which they have been submitted.

Design and impact on heritage assets

- 7.3 The proposals comprise the installation of roof space windows on the north, east and west elevations of the north block of the building, with additional windows proposed on the north, south and west elevations of the central block of the building too. It is also proposed to construct a roof to enclose the roof level plant area within part of the central block. These are shown on the submitted plans at section 2 above.
- 7.4 In support of the proposals the applicant has submitted a supporting statement and separate design statement, which explains that the double height roofspace, currently housing plant and associated equipment, is now redundant ahead of the anticipated future residential use. The roofspace, which is akin to a mansard in visual terms from public vantage points at ground level, also includes a series of existing ventilation grilles alongside the vertical standing seam metal cladding, which will be altered to align with the existing cladding appearance, as appropriate alongside the proposed windows. The result is minor additions in the context of the building as a whole, with the installation of the windows not compromising the overall character of the existing building, which is prominent in a number of long views (e.g. from the east along the River Kennet at this point). Roof level windows are a typical feature of buildings generally and in the area, with some nearby examples provided by the applicant in support of the proposals. The proposed windows are considered to align with the principles of Policies CC7 and CR2.



Above: Existing view on Abbey Street looking north east
Left: Proposed view on Abbey Street looking north east



Above: Existing view on Abbey Street looking south east
Left: Proposed view on Abbey Street looking south east

Above and below: Visualisations provided by the applicant.

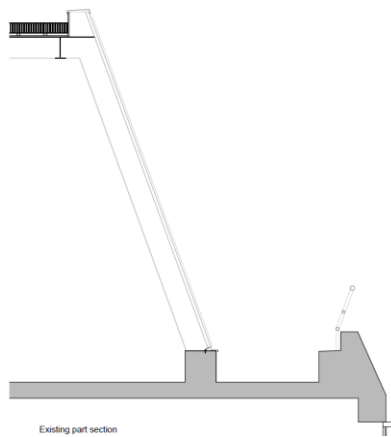


3d view of front looking north east

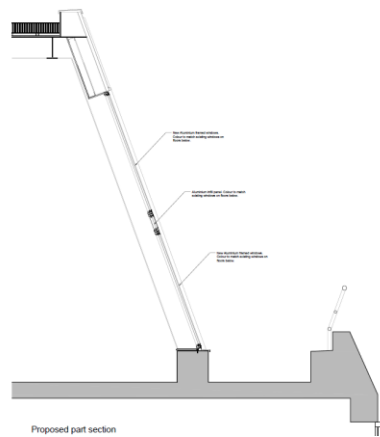


3d view of rear looking south west

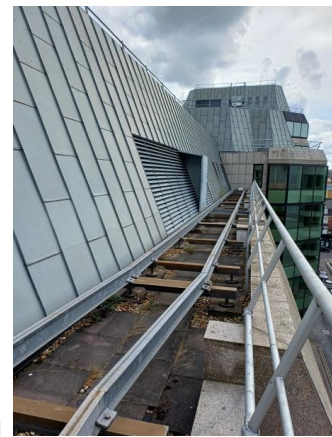
- 7.5 The windows themselves will be aluminium framed, with the colour to match existing windows on floors below. Such an approach is considered to bring continuity and coherency to the building. The section plan provided also shows the detail, with the windows being flush with the existing gently sloping roof form. No issues are raised with the detailed design of the windows, so a compliance condition will be included for matching materials to be used, as already indicated by the applicant.



Existing part section

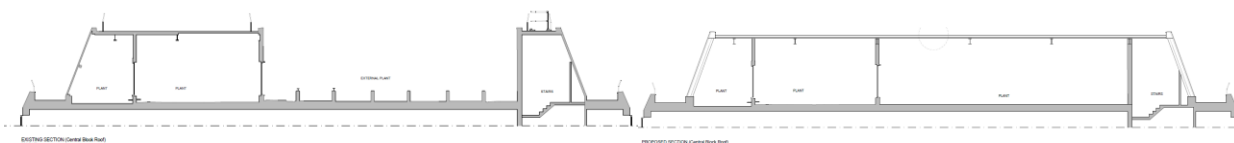


Proposed part section



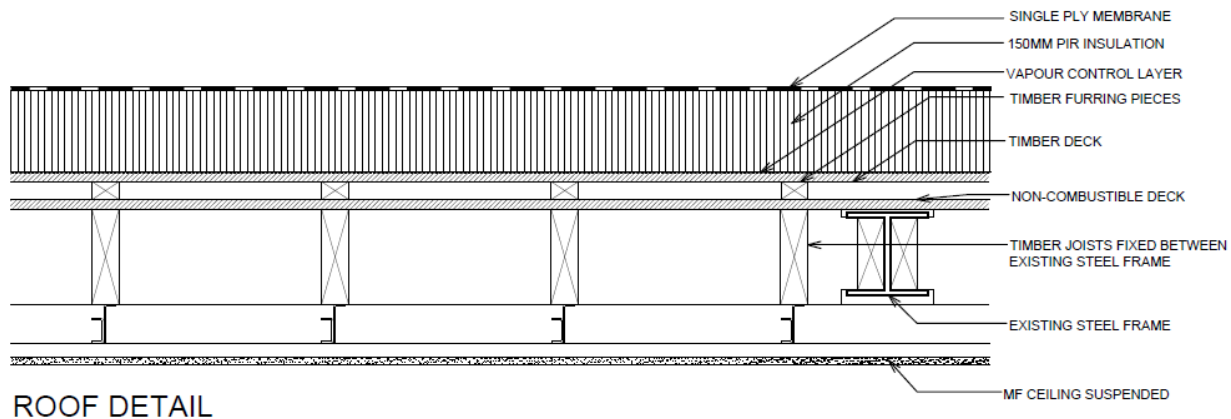
Above: Existing and proposed sections of the roofspace. Right: Existing roof level photograph.

- 7.6 In terms of the enclosure of the currently open air plant area at part of the middle block, this is a simple addition, as shown in the section and detail shown below. This raises no design concerns, with the addition not readily visible in public vantage points at ground floor level. Again, this element of the proposals are considered to align with the principles of Policies CC7 and CR2.

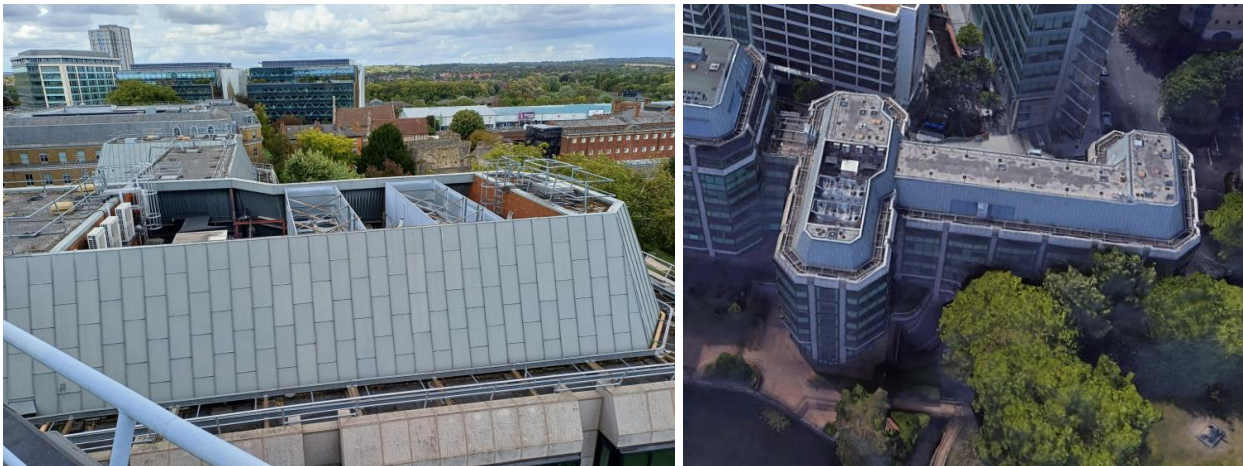


EXISTING SECTION (Central Block Roof)

PROPOSED SECTION (Central Block Roof)



ROOF DETAIL

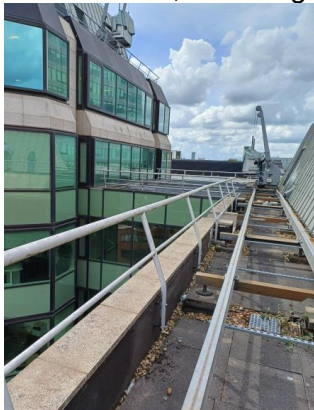


Above Left: Officer photo 09/09/25 showing open roof area. Right: Google Maps aerial view.

- 7.7 It is fully acknowledged that the application site is in a sensitive wider location of the Reading Abbey Quarter, with Policy CR15 states “development in the vicinity should promote the architectural, archaeological or historic interest of the Abbey and its setting”, with Policy CR15a continuing by stating the Abbey Quarter will “protect and enhance the historic setting and frame the Abbey Quarter as Reading’s most significant heritage asset”. This is in addition to the overarching requirements of Policies EN1 and EN6. In these regards, the totality of the works are of a minor nature, with it actually being considered that the provision of windows rather than ventilation grills does provide the enhancement the policy requires and, moreover, certainly no harmful impacts would result from the nature of the works as proposed.
- 7.8 As illustrated above on the map at paragraph 1.2, there are other listed buildings whose settings could have potentially been impacted by the proposals, such as Abbey Mill Ruins, 10 Abbots Walk, 11-12 Abbots Walk, and Archway Connecting Forbury Gardens to Abbey Ruins, including Retaining Walls, Flanking Path to Abbey Ruins, Assize Courts, Shire Hall and Abbey Gate. However, due to the nature of the proposal, there would not be any direct impact on these assets. Similarly, the site has a very limited visual relationship with the Market Place/London Street Conservation Area, which is located approximately 130m distant to the west, resulting in no impact on its setting.
- 7.9 Hence, in overall terms, the proposals are considered to be appropriate in terms of their impact on nearby heritage assets.



Above: Further aerial views of the site, via Google Maps. Below: Further site photographs.



Amenity

- 7.10 In terms of amenity matters, no harmful residential amenity impacts are envisaged as a result of these proposals. It is acknowledged that there may be some noise and disturbance during the construction period, but none is anticipated to be of a level which would warrant any formal measures being required to be secured. In any event, separate Environmental Health legislation can control such matters in due course, if required. It is also recognised that the roof level nature of the works could result in some possible disturbance to the highway and pedestrian safety. However, the on-site parking areas, space at roof level to implement the works and nature of the proposals means that a formal construction method statement is not considered necessary in this specific instance. Informatives regarding highways works and disturbance are recommended to be included on the decision notice.

Flood Risk

- 7.11 Given the location of the site boundary within Flood zones 1, 2 & 3 (with the Holy Brook running beneath the building into the River Kennet) a flood risk assessment has accompanied the application. Although the Flood Risk Assessment (FRA) has been

prepared to accompany a PD application for the development of 14 duplex units on the 5th and 6th floors of the central and northern blocks (see relevant history above – this application was withdrawn following separate concerns), it is also considered sufficient for the purposes of this application. Furthermore, the Environment Agency has been formally consulted and no objection has been raised in the consultation response. Given this context, together with the totality of the works being at roof level, no concerns are raised with these specific proposals, with the proposals complying with Policy EN18 and not requiring any specific mitigation measures to be secured via condition in this specific instance.

Sustainability

- 7.12 Turning to consider sustainability matters, the applicant has submitted commentary specifying that the roof windows will have a minimum U-value of 1.2 W/m²K will provide daylight and ventilation to the space. Meanwhile, the proposed roof will achieve an overall roof U-value of 0.15 W/m²K. Furthermore, as part of internal works not subject to this planning permission (as an unlisted building, specific planning permission is not required for internal works) the applicant outlines that internal improvements to the existing cladding will further enhance the enclosure, bringing it up to modern standards of insulation and energy efficiency (such works are not shown on any plans submitted as part of this planning application). The applicant continues by confirming that collectively, these measures are anticipated to reduce operational energy demand, improve occupant comfort, and extend the lifespan of the existing structure. Furthermore, the applicant has pointed out that by upgrading and reusing the current building fabric rather than replacing it, the proposals actually minimises waste as part of the separate anticipated conversion of the building.
- 7.13 Whilst this commentary is a useful starting point, it falls below the level of information required as per Policy CC2 and Table A1.2 of the Sustainable Design and Construction Supplementary Planning Document. Mindful that the proposal is seeking to create 178sqm of additional office floor space and Policy CC2 requires all minor non-residential development to meet the most up to date BREEAM 'Very Good' standard as a minimum, as also clarified at Table 3.1 of the SPD, it is therefore considered necessary and reasonable to include two BREEAM-based conditions as part of any approval, to ensure the development is carried out in accordance with sustainable building standards.
- 7.14 The first condition requires a BREEAM interim certificate (indicating a Very Good rating) being achieved prior to the construction of the roof to create the additional office floorspace (the wording will specifically exclude this being required prior to the window works taking place, given the focus of the condition is the new office floorspace created). The second condition will require a final BREEAM certificate to be provided (demonstrating the proposal duly meets the standard approved in the interim certificate previously approved) prior to first occupation, to effectively ensure the various proposed/approved measures in the first condition are followed through in practice. Both conditions will therefore ensure that the development adheres to the requirements of Policy CC2, as also explained in full within the Sustainable Design and Construction SPD.

Trees, landscape and ecology

- 7.15 With regards to trees and landscape matters, it is acknowledged that there are a number of TPO trees within and just outside the application site. As per the RBC Natural

Environment officer comments, no objections are raised subject to an informative referenced in section 4.1 above.

- 7.16 In terms of biodiversity net gain, it is agreed that the development is subject to the de minimis exemption. Notwithstanding this, there is still a separate requirement under Policy EN12b on all sites for development to provide a net gain for biodiversity wherever possible. In this instance, the location of the site is sensitive, being at the confluence of two Green Links (as per policy EN12a) with two sides of the building directly adjacent to the River Kennet. With this context in mind, it is disappointing that the proposals do not actively provide any enhancements. Accordingly, officers consider it necessary and relevant in the circumstances of a large expanse of new flat roof being created, for either a green, brown or blue roof to be provided at this point of the building, in order for the development to be enhanced for wildlife post development. The rationale for this condition also links into design and Reading Abbey Quarter policies too, thereby enhancing the visual local environment too. Details of the green, brown or blue roof will be secured via condition, thereby ensuring that the proposals are policy compliant in these respects.

Transport

- 7.17 In terms of transport impacts, the increase in office floorspace, as proposed, is not considered to result in any additional highway capacity or any other requirements, over and above those possible from the existing use at the site. As per the amenity section above, a construction method statement is not considered to be required in this instance, although informatives are recommended to remind the applicant of their responsibilities in these regards.

8. CONCLUSION

- 8.1 On the basis of the above, it is considered that the application can be supported, with there being no conflicts with the development plan and the proposals being appropriate in design, amenity and all other regards, subject to a series of recommended conditions.

Conditions:

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:

- 315 Rev P.02 - Proposed 5th Floor Plan
- 316 Rev P.03 - Proposed 6th Floor Plan
- 317 Rev P.02 - Proposed Roof Plan
- 500 Rev P.02 - Proposed East and West Elevation
- 501 Rev P.02 - Proposed North and South Elevation
- 502 Rev P.01 - Proposed North&South Elevation (Central Block)
- 401 Rev P.01 – Proposed Section AA

- 450 Rev P.01 – Existing & Proposed Facade Section
As all received on 02/10/2025

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 be as specified on the plans and application form.

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, EN1, EN6, CR2 and CR15 of the Reading Borough Local Plan 2019.

4. No development shall commence on site, barring the installation of roof space windows, 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.

5. 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 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 the first occupation of the development hereby approved, details of a green, brown or blue roof on the area of roof hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a roof plan (minimum scale 1:100), section plan (minimum scale 1:20), specification details and maintenance and aftercare covering a minimum of 5 years details. The green, brown or blue roof shall be installed in full prior to the first occupation of the development hereby approved, in accordance with the approved details and shall be retained and maintained as such thereafter.

REASON: These details are required because of insufficient information contained within this submission and in the interest of ensuring that this element of the development enhances the visual local environment and green links and provide for biodiversity, in accordance with Policies CC7, EN12, EN14, CR2 and CR15 of the Reading Borough Local Plan 2019.

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 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. 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.
4. A Building Regulations application may be required for the proposed development. Please go to our website for more advice.
<https://www.reading.gov.uk/planning-and-building-control/building-control/apply-for-building-control/>
You can also find advice and submit an application using the Planning Portal.
5. 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.
6. You are advised that no tree works are approved by virtue of this consent. Any 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.
7. 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