

DELEGATED APPLICATION REPORT - Application No. 231266FUL

Address: 136-137 Friar Street

Proposal: The demolition of the rear part of building, retention of front facade and roof plane, and construction of a five storey rear extension and dormer windows to retained front roof plane to accommodate a Class C1 use apart-hotel, along with the retention of the ground floor Class E commercial, business and service use

Case officer: Matt Burns

Site Description and Surrounding Area

The application site comprises a three-storey building on Friar Street with a retail units (Class Ea) to the ground floor with vacant office accommodation (Class Ec) to the first and second floors and yard area to the rear of the building.

The building is an attractive three-storey Victorian building with characteristic Reading grey/orange decorative brickwork façade, wrought iron hanging projection sign at first floor (an indication of its former public house use, which is what this building appeared to be until around 1990) strong symmetry, and original chimneys. Although not currently locally listed, the building is considered to be a Non-Designated Heritage Asset.

Friar Street is a designated primary frontage (as defined by Policy CR7), located within the designated Primary Shopping Area and within the Central Core of the Reading Central Area (as defined by Policy CR1).

As with much of the town centre, Friar Street contains a wide variety of town centre uses and buildings of a variety of scale and appearance, a number of which incorporate residential accommodation to upper floors.

The application site is adjoined by a two storey adult gaming centre premises to the west (no. 134-135 Friar Street) and a part three part four storey bar/restaurant premises to the east (no. 138-141 Friar Street). There is an extant planning permission (ref. 22/1235) on land at no.s 138-144 Friar Street, which includes the bar/restaurant building at no.s 138-141 Friar Street, for demolition of No's 138-141 & 142-143 Friar St, partial demolition of No. 144 Friar St and erection of a 7 storey hotel building with ancillary ground floor lounge, bar and restaurant. This planning permission has not been implemented at the time of writing this report. To the rear of the application site are the backs of the terraced shop buildings which front on to Broad Street, directly to the rear is no. 48-49 Broad Street which contains a Boots Pharmacy.

The site is within an air quality management area and includes land identified as having archaeological potential.

Proposal

The application seeks full planning permission for demolition of the rear part of building, retention of front facade and roof plane, and construction of a five storey extension behind the retained façade and insertion of dormer windows to the retained front roof plane, to accommodate a Class C1 use apart-hotel, along with the retention of the ground floor Class E commercial, business and service use.

Plans Considered

195-01-100 rev 1 Location Plan
195-02-100 rev 1 Existing Site Block Plan
195-03-100 rev 2 Existing Floor Plan 1
195-03-101 rev 2 Existing Floor Plan 2
195-04-100 rev 1 Existing Section
195-05-100 rev 1 Existing Front Elevation & Street Scene
195-05-101 rev 1 Existing Rear Elevation
195-99-100 rev 1 Existing Floor Areas
195-02-300 rev 1 Proposed Site Block Plan
Received by the Local Planning Authority on 5th September 2023

195-03-300 rev 6 Proposed Floor Plan 1
195-03-301 rev 6 Proposed Floor Plan 2
195-03-302 rev 6 Proposed Floor Plan 3
195-04-300 rev 6 Proposed Section
195-05-300 rev 6 Proposed Front Elevation
195-05-301 rev 6 Proposed Street Scene
195-05-302 rev 6 Proposed Rear Elevation
195-05-303 rev 6 Proposed East Elevation
195-05-304 rev 6 Proposed West Elevation
195-99-300 rev 5 GIA Proposed Floor Areas
195-99-301 rev 5 GEA Proposed Floor Areas
195-03-304 rev 3 Proposed Room Schedule
P195-05-305 rev 1 – Proposed Visuals 1
P195-05-306 rev 1 – Proposed Visuals 2
P195-05-307 rev 1 – Proposed Visuals 3
P195-05-308 rev 1 – Proposed Visuals 4
P195-05-309 rev 1 – Proposed Visuals 5
P195-05-310 rev 1 – Proposed Visuals 6
Received by the Local Planning Authority on 19th July 2024

Planning History

220215 Ground floor extension to existing shop. Permitted 26/04/2022

150068 Change of use of first and second floor Class B1(a) (offices) to C3 (dwellinghouses) to comprise 2 x 1 bedroom apartments. Prior Notification under Class J, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) Approval 12/03/2015

891233 Installation of new shop front and revised rear and front elevations. Permitted 26/03/1990

890499 Alterations to existing building and three storey rear extension to create ground floor retail and storage space with offices above Refused 31/08/1989.

Consultation Responses

RBC Transport – No objection subject to entering into a s106 agreement to secure private refuse collection arrangements for the development and conditions required to secure the following:

- Pre-occupation provision of C1 hotel cycle parking

- Pre-occupation submission, approval and implementation of Class E use cycle parking
- No-entitlement to parking permits for any occupier of the development

RBC Natural Environment – No objection, subject to a condition to secure full details and implementation of the landscaping for the proposed green roofs and garden deck area prior to occupation of the development.

RBC Environmental Protection - No objection. Conditions required to secure the following:

- Implementation of the development only in accordance with the approved noise mitigation and ventilation measures to deal with external noise
- Submission and approval of plant noise assessment prior to installation of any mechanical plant
- Should any contamination be identified during implementation of the proposed development then development shall be halted and an assessment of the nature and extent of the contamination and any required remediation to be submitted and approved by the LPA. The development shall not be re-commenced until all remediation measures completed in full and validation report submitted and approved by the LPA.
- Pre-commencement submission, approval and implementation of a construction method statement.
- Control of construction and demolition hours to 0800 to 1800 hours Monday to Friday and 0800 and 1300 hours on Saturdays and not at all on Sundays or Bank Holidays
- No burning of waste on site
- Pre-occupation submission, approval and implementation of details of refuse and recycling stores, including pest and vermin control measures.

RBC Ecology Adviser – No objection, subject to a condition to secure submission and approval of a scheme of on-site biodiversity enhancement measures, including bird and bat boxes and wildlife friendly landscaping. Implementation of the biodiversity enhancement measures prior to occupation of the development.

RBC Council Tax - No flats have ever been banded at this property.

Berkshire Archaeology – No objection subject to a condition to secure submission, approval and implementation of a scheme of archaeological investigation.

Reading Design Review Panel

The application was reviewed at the Reading Design Review Panel on 11th January 2024. The panel provided the following comments on the proposals:

Discussions centred on concerns regarding rear detailing of roof of the existing building and how the newer rear accommodation connects into this visually. This is evidenced in the proposed view on p40 of the Design & Access Statement:

- Although the setback of the metal box from the front elevation is positive for the streetscape, the relationship between the existing rear sloping roof, the grey tiled brick that infills behind this, and the metal bronze 'box' is jarring visually and feel this needs further development/ resolution.

- Structurally this gives the impression that the existing building is supporting the new building, which it will not be, and does not appear overly 'respectful' to the existing.
- Possible approaches suggested include introducing a visual break vertically through change of material/ rebate between the new building and pitched roof of the existing so there is a clear visual separation between old and new in a structurally honest way.
- Alternatively, the metal box could be sloped to form a better dialogue with the existing pitched roof.

There were further comments regarding the dormers proposed facing the street on the existing building:

- The dormers appear large proportionally to the height and size of the existing roof.
- The symmetry of the dormers above the existing windows below looks disjointed. This is due to the number of dormers proposed between the existing chimney breasts externally.

Sustainability

- Positive use of external balconies to provide passive shading on rear elevation.

Detailing

- The small gap between the existing chimney breast and adjacent approved scheme if built out looks problematic in terms of detailing and weatherproofing.
- Question raised regarding the need for a Fire Safety Certificate with a single stair escape.
- Review depth of proposed balconies in terms of anticipated inhabitation or otherwise.

Public Consultation

The following neighbouring properties were notified by letter and a site notice was displayed at the application site on 26th October 2023.

- 134-135 Friar St
- Nando's 30-31 Friar St
- 138-141 Friar St
- Flats 1 and 2 136-137 Friar St
- 27, 28, 29 Friar St
- 133 Friar St
- 12, 13, 14, 15, 17 Union St
- 12A, 12B Union St
- 47-48 Broad St

No letters of representation have been received

Equality Act

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.

Relevant Planning Policy and Guidance

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.

Accordingly, the National Planning Policy Framework (December 2023) and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough Local Plan 2019

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC2: SUSTAINABLE DESIGN AND CONSTRUCTION

CC3: ADAPTATION TO CLIMATE CHANGE

CC4: DECENTRALISED ENERGY

CC5: WASTE MINIMISATION AND STORAGE

CC6: ACCESSIBILITY AND THE INTENSITY OF DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

CC9: SECURING INFRASTRUCTURE

EN12: BIODIVERSITY AND THE GREEN NETWORK

EN14: TREES, HEDGES AND WOODLANDS

EN15: AIR QUALITY

EN16: POLLUTION AND WATER RESOURCES

EN17: NOISE GENERATING EQUIPMENT

EN18: FLOODING AND DRAINAGE

TR1: ACHIEVING THE TRANSPORT STRATEGY

TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS

TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

RL1: NETWORK AND HIERARCHY OF CENTRES

RL5: IMPACT ON MAIN TOWN CENTRE USES

CR1: DEFINITION OF CENTRAL READING

CR2: DESIGN IN CENTRAL READING

CR6: LIVING IN CENTRAL READING

Local Plan Update

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

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

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

Supplementary Planning Documents

SUSTAINABLE DESIGN AND CONSTRUCTION SPD 2019

REVISED PARKING STANDARDS AND DESIGN SPD 2011

SECTION 106 PLANNING OBLIGATIONS SPD 2013

Appraisal

Land Use Principles

Existing Uses

The existing building consist of vacant former office space. Loss of office accommodation must be considered against Policy EM3 (Loss of Employment Land) which states that in locations such as the application site, which are outside of the Core Employment Areas, loss of employment land will be assessed against a range of criteria including accessibility (including access to the strategic road network), viability of continued use as employment and impact on character and amenity of the area, surplus of similar accommodation elsewhere, need for other uses and whether or not the proposals would result in a piecemeal loss of employment land where there is scope for a more comprehensive approach.

Whilst the site is located conveniently for access to public transport, it is clear that other larger purpose-built office sites outside of the town centre benefit from more convenient access to the strategic road network. In addition to this the office accommodation within the building has remained vacant for some time, whilst the small and convoluted nature of the accommodation is also not considered readily compatible with a modern office environment. Given the above and the availability of other larger purpose-built office sites elsewhere within the Borough the principle of the loss of the existing office use is considered to comply with Policy EM3.

Whilst prior approval consent was granted in 2015 (ref. 150068) for change of use of the upper floors of the building from offices to two flats there is no evidence that this consent was ever completed. RBC Council Tax advise that the upper floors have never been banded for council tax purposes and only have record of office use to the upper floors. Therefore, there it is not necessary to assess loss of residential accommodation in the context of Policy H7 (Protecting the Existing Housing Stock) which seeks to resist loss of residential accommodation unless there are exceptional circumstances.

The proposal seeks to retain the existing ground floor Class E retail unit and shop front. The site is located within the Primary Shopping Area and Central Core of the Reading Central Area (Policy CR1) and within a designated Primary Frontage (Policy CR7) where such uses are appropriate.

Proposed C1 Use Class Apart Hotel

Policy CR6 (Living in Central Reading) supports new residential accommodation in the town centre but requires that proposals for apart-hotel accommodation, which fall outside the C3 use class and are secured as being accommodation for short term stays only (maximum occupancy of no more than 3 months), by way of section 106 legal agreement. Further linked obligations would also be required to robustly guard against the scheme being occupied for other uses (e.g. residential flats, as referenced in Policy CR6) without first applying for planning permission. In this respect s106 terms would include:

- Apart-hotel Use (Class C1) only and for no other purpose (including any other purpose in the same Use Class of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification – (for example as a hotel (Class C1), self-contained residential units (Class C3), small/large houses in multiple occupation (Class C4 or Sui Generis)
- not to let or licence for occupation or permit or suffer occupation of any of the apart-hotel units for a continuous period of more than 3 months to the same occupier or occupiers
- other than those customers staying in accordance with the above, not to let or licence for occupation or permit or suffer occupation of any apart-hotel unit for a continuous period for more than 3 months to the same customer or customers
- not to require customers of any apart-hotel unit to agree to any minimum period of occupation (of whatever duration)
- to provide to the Council within 14 days of written request evidence regarding the use or occupation of the apart-hotel units or any of them

The Applicant has agreed to sign a s106 agreement to secure the apart-hotel accommodation on the basis of the above terms. On this basis the proposals are considered to comply with Policy CR1.

Character and Appearance

Policy CC7 (Design and the Public Realm) requires that new development is of high design quality that maintains and enhances the character and appearance of surrounding area including its layout, landscape, scale, height, massing and architectural detail and materials. Policy CR2 (Design in Central Reading) requires that new development provide appropriate relationships with other buildings at the street and incorporate high quality architectural detail and materials and respect the form and quality of the local area.

As set out in the introduction section of this report the existing building is considered, by way of the appearance and details of its front façade, to be a non-designated heritage asset. Paragraph 209 of the NPPF (December 2023) sets out that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced

judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Policy EN1 (Protection and Enhancement of the Historic Environment) states that development proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings. Policy EN4 (Locally Important Heritage Assets) states that development proposals that affect locally important heritage assets will demonstrate that development conserves architectural, archaeological or historical significance which may include the appearance, character and setting of the asset. Planning permission may be granted in cases where a proposal could result in harm to or loss of a locally important heritage asset only where it can be demonstrated that the benefits of the development significantly outweigh the asset's significance.

It is the symmetrical Victorian front façade of the building with its grey/orange decorative façade, with its very large wrought iron hanging projection sign at first floor level associated with a former pub use as well as the original chimneys which contribute most to the building's non-designated heritage asset status and the wider contribution the building makes to the Friar Street street-scene. The proposed development would retain this existing façade and shopfront such that from street-level the appearance of the building would remain the same. The existing shopfront is considered to be of some merit and contains characterful features including decorative pilasters and plinths and low level stallriser and sills which frame the well-proportioned shopfront windows and doors, albeit it appears in relatively poor condition and state of repair. However, the shopfront does also present modern metal doors of little character which do not relate well to the rest of the shopfront. The proposed plans confirm that as part of the proposed development the two existing metal doors would be replaced with new timber and glazed doors of more traditional appearance, whilst the existing shopfront pilasters, plinths and sills are to be repaired and restored. Subject to these works being completed to an appropriate standard it is considered that the proposals would preserve and enhance the retained shopfront of the non-designated heritage asset. Full details of the repair works and replacement doors to the shopfront are to be secured by condition. A condition is also recommended to secure details of a window repair and restoration scheme prior for the retained first and second floor level timber sash windows which would further preserve and enhance the retained part of the non-designated heritage asset.

The proposed extension and alterations to the building would see three modest pitched roof dormer projections added to the retained front elevation roof plane of the building. The proposed dormers windows would, as per DRP comments, align with the position of the existing windows at first and second floor level and would proportionally be smaller in size meaning they do not dominate the existing roof space and are considered to integrate satisfactorily with the retained façade of the building.

Behind the retained façade, the rest of the existing three storey building is proposed to be demolished and replaced with a five storey flat roof extension. The site and existing building footprint are narrow and deep with a 9.7m deep outdoor yard area at the rear of the site. The proposed rear extension, would at ground floor level, extend to the rear boundary of the site and infill the existing rear yard area. For first, second and third floor level the building would be set back from the rear of the site by 5.5m where to the roof of the ground floor extension a garden deck area is proposed for the apart-hotel. The roof of the third floor level of the extension would adjoin the roof level of the existing building and be set just below the retained ridge of the existing

roof. Above that, at fourth floor level, the top floor of the proposed extension would be smaller than the other floors in terms of floor space being set back 4.8m behind the ridge of the retained roof and at the rear 1m back from the rear elevation of the first, second and third floors of the proposed extension.

The area to rear of the building is utilitarian in character containing back of house yard areas to the variety of commercial premises in this part of the town centre and is not readily visible from the public realm. Surrounding buildings have rear projections/extension of a variety of scale, a number of which are large but given their limited visibility the majority of the rear projections/extensions are functional in appearance and lack the architectural interest and details found to the front elevations of the buildings. In this respect the proposed rear extension is similar and lacks the architectural interest and detail of the retained front façade being of simple grey brick construction with blank flank elevations where these directly abut adjoining sites and buildings, albeit the rear elevation presents a contemporary appearance with small rear balcony openings with glazed balustrades for the apart-hotel units. It is considered that the scale and appearance of the rear extension would not be out of keeping with the surrounds of the rear part of the site.

From the front of the building along Friar Street a series of visuals have been submitted with the application to demonstrate the impact of the proposals from views along Friar Street. Whilst the visuals are not verified views it is considered that in combination with the proposed floor plans and elevations, as well as an officer site visit and DRP review, there is sufficient information before officers to assess the visual impact of the proposals on Friar Street. As a result of the notable 4.8m set back from the ridge of the retained roof of the existing building and presence of the existing built form either side of the site, the extension would not be prominent to views looking either way along Friar Street or from direct views to the front of the site. The larger scale building adjacent to the site at 138-141 Friar Street means that there would not be obvious views of the extension looking west along Friar Street. There would be greater visibility of the proposed rear extension looking east along Friar Street, given the small scale of the existing adjacent building at 134-135 Friar Street, albeit the set back behind the existing roof ridge ensures the extension retains an appropriate degree of visual subservience. Whilst there would be views of the plain west flank elevation of the top floor of the extension from this direction these would be limited and not considered to be of significant visual impact. The material treatments to the visible side elements of the extension ensure there would be variation and visual interest in views of the flank elevation of the top floor of the existing with 2 variation of grey metal cladding as well as grey brick present. More generally the grey metal ridged finish of the roof top element of the extension is considered to integrate with the grey roof tiles of the retained front roof plane of the existing building and varied architecture and use of materials found to the surrounding area. Generally, the materials and colour/finish shown on the proposed plans are considered to be sound and well considered. A condition is recommended to secure samples of all external materials to ensure these are appropriate for the development given its non-designated heritage asset status and in the context of surrounding buildings and developments.

In overall terms it is considered that the proposed alterations and extension to the existing building would integrate satisfactorily with the Friar Street street-scene. Whilst presenting a contrasting architectural style to the existing building retention of the front façade of the building and roof form of the non-designated heritage asset together with the addition of sympathetically designed dormer roof extensions is welcomed. The position of the building within a wider terrace of

buildings of differing style and scale and significant setback of the top storey ensures that the larger scale rear extension appears suitably subservient and does not detract from or appear prominent in relation to the retained façade and wider Friar Street street-scene. This is considered to ensure that impacts on the significance of the non-designated heritage asset are limited and at a low level in terms of harm.

In accordance with paragraph 209 of the NPPF (December 2023) this low level of harm falls to be assessed weighed against the public benefits of the proposals which are discussed elsewhere in this report and are weighing up exercise carried out in the conclusion section of this report.

In presenting the visuals of the proposals from Friar Street, the Applicant has also shown the proposed development in the context of the approved development (ref. 221235) at the adjoining site to the east at no. 138-143 Friar Street for demolition of No's 138-141 & 142-143 Friar St, partial demolition of No. 144 Friar St and erection of ground, mezzanine and 1st to 6th floor (7 storey) hotel building with 163 bedspaces (Class C1), with ancillary ground floor lounge, bar and restaurant and associated works. This approved development would introduce a building of significantly greater scale (seven storeys) adjoining the application site compared to the existing part three part four storey building adjoining the site and means that the visibility of the current proposal and impacts on Friar Street would be limited in contrast to the significant scale of this adjoining approved development. At the time of writing this report the development at the adjoining site has not been implemented albeit the planning permission does not lapse until 24th May 2026 and therefore could still be implemented and is a material consideration in the planning assessment of this planning application Whether or not the adjoining development is implemented is not considered to materially impact upon the acceptability of the visual impact of the proposals.

Residential Amenity of Surrounding Occupiers

Policy CC8 (Safeguarding Amenity) states that development proposals should safeguard the amenity of both existing and future occupiers and Policy EN16 (Pollution and Water Resources) seeks that development will only be permitted where it would not be damaging to the environment and sensitive receptors in terms of pollution. Policy EN15 (Air Quality) seeks to protect existing and future occupiers from the impact of poor air quality.

Buildings surrounding the application site are primarily in commercial uses and this is the case for the two buildings which directly adjoin the application site either side on Friar Street. The adjoining premises at 138-141 Friar Street to the east is a part three part four storey building in use as Revolución de Cuba bar with ancillary office and storage to the upper floors whilst adjoining the application site to the west is two store building in use as an adult gaming centre at 134-135 Friar Street. Notwithstanding the commercial uses of the adjoining buildings, their terraced nature is such that neither include side facing windows, whilst neither building has any rear facing windows either at any level either, and therefore there are no impacts in terms of loss of daylight, sunlight or loss of privacy and overlooking.

The bar building at 138-141 Friar Street extends backwards for the full depth of the application site and beyond it at two storey level with a second floor level rear bar terrace area around 10m to the south of the site. The terrace forms part of the commercial bar premises and therefore is of limited sensitivity in terms of overlooking and light impacts/overshadowing impact but its distance from the rear of the proposed development is such that similarly no adverse impacts are

considered to result. Notably the terrace is already boxed in by similar scale developments to the rear of the site which have a more significant impact on the usability of this area. There is a small ground floor yard area to the rear of no. 134-135. The proposed development at five storeys has the potential to result in some overshadowing of this yard area, albeit this space is already overshadowed by larger surrounding development and given its use as a functional back of house yard area for a commercial premises no adverse impacts in terms of amenity are identified.

To the rear of the application site are the backs of the terraced shop buildings which front on to Broad Street, directly to the rear is no. 48-49 Broad Street which contains a Boots Pharmacy. Given the nature of these use no adverse impacts upon amenity are identified.

The closest residential uses to the application are located further away on the opposite side of Friar Street to the upper floors of no.s 31, 32, 33 and 34 Friar Street and also to Union Street to west. A daylight sunlight assessment report has been submitted with the application which assesses the impact of the development on these windows. This report does not identify any adverse impact upon surrounding residential properties with receipt of daylight and sunlight to all windows assessed being within BRE recommended levels.

It is also necessary to consider the relationship of the proposed development with the approved (but not yet implemented) development at the adjacent site at 138-141 Friar Street for the seven storey apart hotel building. The layout of the approved adjacent hotel building would incorporate some hotel room windows facing the five storey blank flank elevation of the proposed development at a distance of 8.5m. Therefore, it is considered that there is likely to be some loss of light and overshadowing impact to the small number of these side-facing hotel room windows to the lower floors of the adjacent approved hotel development. Given the approved accommodation at the adjacent site is for short term hotel occupancy, the windows are considered to be less sensitive in terms of receipt of daylight and sunlight than for C3 residential accommodation and in this respect, there are no set standards for hotel accommodation with the Local Plan. It should also be noted that the site is located within the town centre where high density developments with closer relationships are common and where a greater separation for any side facing windows of more than 8.5m to an adjacent site is unlikely to be achievable. Given the hotel uses proposed and close relationship of sites within this part of the town centre, officers do not identify any unacceptable adverse impacts upon the approved hotel development at the adjacent site as a result of the proposed development.

The application proposal incorporates front and rear facing windows only together with small rear balconies and small first floor level external deck amenity space. Given the closest surrounding premises are commercial uses no adverse loss of privacy or overlooking is considered to result from the proposals.

Future Occupiers

There are no specific standards within the RBC Local Plan for hotel accommodation. However, it is considered that the proposed plans show that all proposed hotel rooms would be served by at least one window and likely to be subject to adequate receipt of daylight and outlook. The proposed hotel rooms would range from 20m² to 24m² in size with rooms to the rear of the development also be served by balconies. A small communal deck area of outdoor amenity space for hotel guests would also located to the rear of the building at first floor level. It is considered

that the hotel accommodation would provide satisfactory short term hotel accommodation for future guests.

A noise assessment has been submitted with the application which identifies noise sources surrounding the site which could impact upon future occupiers of the hotel. Noise identified includes commercial noise from bars and clubs on Friar Street (including the adjacent Revolución de Cuba bar) and plant noise from existing surrounding commercial premises to the rear of the site but with the predominant noise source identified being road noise from Friar Street. The noise assessment includes mitigation measures to address noise impacts for hotel guests within the proposed hotel rooms. This includes enhanced glazing specification for all windows (addition of secondary glazing to retained windows to front elevation), mechanical ventilation heat recovery (MVHR) system for all rooms as well as enhanced internal floor insulation between the retained ground floor commercial shop unit. RBC Environmental Protection Officers have reviewed the noise assessment and are satisfied that it has been carried out to an appropriate standard and that the proposed noise mitigation measures would ensure noise levels within the hotel rooms would achieve recommended levels. A condition is recommended to require all noise mitigation measure to be implemented prior to occupation of any hotel room. A further condition is also recommended to secure submission and approval of a separate noise assessment of any plant equipment prior to installation.

The application is also accompanied by an air quality assessment which identifies that air quality at the site would not exceed recommended levels and that given the development would be car free it would not contribute to significant worsening of air quality conditions at the site. RBC Environmental Protection Officers are satisfied with the air quality assessment undertaken and that no further air quality mitigation is required.

No land contamination is identified at the site and therefore a contaminated land assessment has not been submitted within the application. However, as a precaution, given the sensitive nature of the use proposed in relation to contamination and its central Reading location (which has seen many different past land uses) RBC Environmental Protection Officers recommend a condition is attached to any permission to stipulate that if any unexpected contamination is identified during construction of the proposed development, then works should cease until a suitable assessment and remediation scheme has been submitted to and approved by the Local Planning Authority and implemented accordingly

A condition is also recommended to secure submission and approval of scheme to ensure suitable measures are in place to prevent pests and vermin from accessing bin stores.

Construction Impacts

A condition is recommended to secure submission, approval by the LPA and then implementation of a construction method statement prior to the commencement of the proposed development in order to mitigate potential impacts on surrounding occupiers from matters such as construction noise, dust and fires.

Transport and Servicing

Policies TR3 (Access, Traffic and Highway related matters), TR1 (Achieving the Transport Strategy) and TR5 (Car and Cycle Parking and Electric Vehicle Charging) seek to address access, traffic, highway and parking relates matters relating to development.

Transport

The proposed development site is located on the southern side of Friar Street and is located within the Reading Central Area and within Reading's primary shopping area. The site is located within Zone 1 of the adopted Parking Standards and Design SPD which is an area at the very heart of Reading Borough, consisting primarily of retail and commercial office developments, with limited residential. This area is well served by rail and bus links and also contains the largest proportion of public car parking spaces.

Friar Street is used by buses and has access restrictions in place during certain times of the day. There is a 24-hour restriction in place for Friar Street West Bound (except for buses and taxis) and time restricted access Friar Street Eastbound between 7am – 11am and 4pm – 7pm. A red route has recently been introduced east along Friar Street. The new restriction mean vehicles will not be allowed to stop unless they are within a dedicated loading bay.

Policy TR5 states that development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport. Local parking standards are set out in the RBC, Revised Parking Standards and Design Supplementary Planning Document (SPD) which takes into account the accessibility of the site. The NPPF at paragraph 115 states that *“Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*

Whilst the proposed development does not provide any on-site parking, there are parking controls and restrictions surrounding the site which are considered sufficient to ensure that there would not be any overspill parking that would impact on road safety.

Sheffield stand cycle parking for hotel staff is located at first floor level within the rear external deck amenity area. Cycle parking at first floor level is sub-optimal however, in this particular instance is acceptable by RBC Transport Officer given the small amount of cycle parking required (1 x Sheffield stand) and also given there is a lift provided within the building which would provide for easy access to the cycle storage and avoid the need to carry bikes up the stairs. A condition is required to secure provision of the cycle parking prior to commencement of the development.

Cycle parking for staff of the ground floor Class E use would be located internally within the back of house area for the existing shop unit. A condition is required to secure submission, approval and then implementation of this cycle parking prior to first use of the extended retail unit.

The condition to secure submission and approval and then implementation of a construction method statement prior to commencement of the development would also need to set out how construction of the proposed development would be managed to mitigate impacts on the surrounding highway network.

Waste collection for both the proposed C1 apart-hotel use and ground floor Class E use are proposed to be carried out by private refuse collection company with waste collected direct from the proposed bin stores. The hotel bin store is located internally at ground floor level towards the front of the building next to the lift whilst bin storage for the Class E use is also located internally at ground floor level in the back of house area to the rear of the building. Private refuse collection arrangements are considered appropriate in this instance to ensure waste is not left out on the street for collection and given the pulling distance from the ground floor Class E bin store which is located to the back of house area to the rear of the building exceeds the distance needed for local authority refuse collection to be undertaken from the development. Details of private waste collection arrangements are to be secured by as part of the proposed section 106 agreement.

More generally servicing and deliveries to both the proposed apart-hotel and class E shop unit would be undertaken from the on-street servicing bay located directly to the front of the site on Friar Street. This arrangement is considered to be acceptable by RBC Transport Officers.

The proposals would comply with Policies TR1, TR3 and TR5.

Natural Environment

Policy EN12 (Biodiversity and the Green Network) seeks that development should not result in a net loss of biodiversity and should provide for a net gain of biodiversity wherever possible by protecting, enhancing and incorporating features of biodiversity on and adjacent to development sites and by providing new tree planting and wildlife friendly landscaping and ecological enhancements wherever practicable. Policy EN14 (Trees, Hedges and Woodland) seeks that the Borough's vegetation cover is extended and that new development makes provision for planting within the application site.

The site is located within the town centre which is a low canopy cover area and also within an air quality management area (AQMA). The existing site contains no greenery and vegetation consisting of a mid-terrace building and small rear hardstanding yard area. It is accepted that within this location within the town centre there is limited scope for tree planting, but the proposals do include provision of green roofs and landscaping to the first floor deck amenity area and rear balconies which is considered to be an enhancement of the site in terms of greening and provision of natural vegetation and is welcomed by the RBC Natural Environment Officer. Subject to a condition is required to secure submission and approval of full details of all proposed landscaping it is considered that the proposals would comply with Policy EN14.

Given the proposals would involve demolition of large parts of the existing building the application is accompanied by a bat survey. The survey does not identify the presence of bats at the site and has been reviewed by the RBC Ecology Adviser who is satisfied that the survey was carried out to an appropriate standard. A condition is required to secure submission and approval of scheme of biodiversity enhancements, including bird and bat boxes. The planning application pre-dates the introduction of mandatory biodiversity net gain requirements but subject to securing the proposed landscaping and biodiversity enhancements it is considered that the proposals would result in a net gain in biodiversity at the site in accordance with Policy EN12.

Sustainability

Policy CC3 (Adaption to Climate Change) seeks that proposals should incorporate measures which take account of climate change. A number of sustainability measures are proposed to be incorporated within the development including energy efficient materials and fittings and a net increase in greening and landscaping and biodiversity enhancements across the site.

In accordance with Policy CC4 (Decentralised Energy) the proposals incorporate an on-site decentralised energy source in the form of air source heat pumps.

Policy CC2 (Sustainable Design and Construction) requires that proposed for conversion or refurbishment of existing buildings for residential or non-residential uses meets a BREEAM standard of Very Good. The application is accompanied by a design stage estimator report which projects that the development would achieve the BREEAM Very Good standard as required by Policy CC2. Conditions are required to secure submission and approval of detailed design stage BREEAM certification demonstrating that the proposed development would adhere to this standard prior to commencement of development and then submission and approval of an as built certificate prior to occupation of the development to demonstrate that this standard has been achieved in the once built.

Policy CC5 (Waste Minimisation and Storage) requires that the proposed development demonstrates measures to minimise the generation of waste in the construction, use and life of buildings and promote more sustainable approaches to waste management and seeks that the beneficial restoration and reuse of buildings should generally be considered before demolition and development. In this instance the interior layout and size of the building is not considered suitable to the proposed use of the building. Furthermore, the building is located within the Central Core of the town centre where large higher density developments are more common and are broadly supported by the Local Plan.

Retention and re-use of the building would clearly be the preferred option, but it is acknowledged that this is not always practical, notably for a building of this age and size located within the town centre which is not easily adaptable to town centre uses. Notwithstanding this, the application does propose retention of the building's existing front façade and features important to its character and significance as a non-designated heritage asset and is considered to satisfactorily integrate retention of the façade with the new build element to the rear and minimising demolition and waste where possible. Subject to the proposed conditions to ensure the building achieves a BREEAM sustainability standard of Very Good and implementation of the other proposed sustainability and energy efficiency measures referred to above then the proposal has demonstrated a sound approach to sustainable building practices and waste minimisation.

Archaeology

Policy EN2 requires that developers should identify and evaluate sites of archaeological significance and that where remains are identified and cannot be preserved 'in situ' they should be properly excavated, investigated and recorded.

The application is accompanied by an archaeological assessment which has been reviewed by Berkshire Archaeology and identifies that the site is located within an area of archaeological significance. The site lies in the medieval heart of Reading opposite several sites that have demonstrated the potential for archaeological survival. Immediately opposite excavations

revealed hearths, pits and ditches, evidence for back land activity related to domestic and commercial structures that would have fronted medieval Friar Street. A watching brief undertaken as a part of road repairs on Friar Street c.50m from the site revealed pits that contained leather work, mainly shoe soles, suggesting a cobbler or leatherworker had occupied one of the nearby plots.

Given the above there is potential for archaeology to be found at the site and therefore a condition is required to secure submission, approval and implementation of a written scheme of archaeological investigation in accordance with Policy EN2.

Community Infrastructure Levy

In accordance with the Council's adopted CIL charging schedule residential hotel accommodation is liable for the levy which would be based upon the proposed hotel floor space of the development of 525m² and result in an estimated levy of £94, 127.

Conclusion

The existing building at the site is a non-designated heritage asset with the significance of the building primarily relating to its characterful front elevation and roof plane and former use as a pub. The proposals would retain the existing façade and front roof plane, which is welcomed, albeit whilst also proposing a significant extensions to the building. The proposed extensions whilst considered to be sympathetically designed and suitably subservient additions do ultimately detract from the significance of the non-designated heritage asset as a result of their scale, contemporary appearance and how the building is viewed from Friar Street, albeit the harm identified is at a low level given the principal features of the building's significance are to be retained as part of the development. In accordance with paragraph 209 of the NPPF (2023) this low level of harm falls to be assessed weighed against the public benefits of the proposals.

The public benefits of the proposals identified include provision of an appropriate town centre apart-hotel use and retention of a class E shop unit and active frontage within a designated primary frontage in accordance with Policies CR6 and CR7 within a sustainable location in accordance with Policy CC6 as well as creation of a small number of associated jobs at both construction and end user phase. The proposals would contribute to improvements to the vegetation coverage and biodiversity on a site which is currently devoid of either in accordance with Policies EN12 and EN14 and would incorporate sustainability and energy efficiency measures, including provision of a decentralised energy source in the form of air source heat pumps in accordance with Policies CC2, CC4 and CC4.

In proposals are considered to integrate satisfactorily with the character of the area surrounding the site which contains buildings of a wide variety of architectural style and scale in accordance with Policies CC7 and CR2 and considered to provide a suitable standard of accommodation for future occupiers whilst not resulting in adverse impacts of existing surrounding occupiers in accordance with Policies CC8, CR6 and EN16. The development is not considered to adversely impact on the surrounding highway network and would provide appropriate arrangements for servicing. Furthermore, suitable arrangements to ensure any on-site archaeology is investigated and recorded would be secured.

In overall terms it is considered that the identified public benefits of the proposals would outweigh the low level of harm identified to the host non-designated heritage asset. The proposals, as set out above, would comply with all other policies within the RBC Local Plan and therefore the officer recommendation is to grant full planning permission subject to securing the recommended section 106 obligations and conditions.

RECOMMENDATION:

GRANT Planning Permission subject to the following s106 obligations and conditions:

S106 obligations

1. Apart-hotel use:

- Apart-hotel Use (Class C1) only and for no other purpose (including any other purpose in the same Use Class of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification – (for example as a hotel (Class C1), self-contained residential units (Class C3), small/large houses in multiple occupation (Class C4 or Sui Generis)
- not to let or licence for occupation or permit or suffer occupation of any of the apart-hotel units for a continuous period of more than 3 months to the same occupier or occupiers
- other than those customers staying in accordance with the above, not to let or licence for occupation or permit or suffer occupation of any apart-hotel unit for a continuous period for more than 3 months to the same customer or customers
- not to require customers of any apart-hotel unit to agree to any minimum period of occupation (of whatever duration)
- to provide to the Council within 14 days of written request evidence regarding the use or occupation of the apart-hotel units or any of them

2. Private Refuse Collection:

A plan to be submitted to the Council for Approval setting out measures and/or procedures for the management of the disposal of refuse by residents of all the flats in the Development in accordance with the following principles:

- a) All refuse from the development to be deposited in refuse bins located or to be located in “refuse stores” as shown on plan ref. 195-03-300 rev 6 Proposed Floor Plan 1 received by the Local Planning Authority on 19th July 2024.
- b) No refuse bins refuse bags or other receptacles or containers containing refuse and no loose refuse from the development to be deposited on the highways known as Friar Street at any time
- c) Detail of a contract that has been entered into with a registered private disposal refuse collector for the regular collection of all individual waste streams (general waste, recycling and food waste) from the “refuse stores” and such a contract thereafter to be in place at all times for the lifetime of the Development unless otherwise agree in writing by the Council
- d) A scheme of enforcement measures to ensure compliance by all residents and occupiers of the development with these principles

The Owner agrees with the Council that it shall –

- i) Prior to Occupation of any part of the Development submit to the Council for Approval the Refuse Disposal Management Plan;
- ii) No apart-hotel unit or the ground floor Class E commercial unit in the Development shall be Occupied until the Refuse Disposal Management Plan has been Approved by the Council; and
- iii) From first Occupation of the first apart-hotel unit or ground floor Class E commercial units in the Development to comply with or procure the compliance with the terms of the Refuse Disposal Management Plan as Approved by the Council
- iv) Maintain a weekly log of refuse collections from the site (detailing when each waste stream was collected) and to provide the log to the Council within 14 days of written request

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:

Drawing No: 195-01-100 rev 1 Location Plan
195-03-307 rev 1 Demolition Plans – Sheet 1
195-03-308 rev 1 Demolition Plans – Sheet 2
195-03-306 rev 2 Construction Management Plan
Received by the Local Planning Authority on 28th March 2025

195-02-100 rev 1 Existing Site Block Plan
195-03-100 rev 2 Existing Floor Plan 1
195-03-101 rev 2 Existing Floor Plan 2
195-04-100 rev 1 Existing Section
195-05-100 rev 1 Existing Front Elevation & Street Scene
195-05-101 rev 1 Existing Rear Elevation
195-99-100 rev 1 Existing Floor Areas
195-02-300 rev 1 Proposed Site Block Plan
Received by the Local Planning Authority on 5th September 2023

195-03-300 rev 6 Proposed Floor Plan 1
195-03-301 rev 6 Proposed Floor Plan 2
195-03-302 rev 6 Proposed Floor Plan 3
195-04-300 rev 6 Proposed Section
195-05-300 rev 6 Proposed Front Elevation
195-05-301 rev 6 Proposed Street Scene
195-05-302 rev 6 Proposed Rear Elevation
195-05-303 rev 6 Proposed East Elevation
195-05-304 rev 6 Proposed West Elevation
195-99-300 rev 5 GIA Proposed Floor Areas
195-99-301 rev 5 GEA Proposed Floor Areas

195-03-304 rev 3 Proposed Room Schedule

P195-05-305 rev 1 – Proposed Visuals 1

P195-05-306 rev 1 – Proposed Visuals 2

P195-05-307 rev 1 – Proposed Visuals 3

P195-05-308 rev 1 – Proposed Visuals 4

P195-05-309 rev 1 – Proposed Visuals 5

P195-05-310 rev 1 – Proposed Visuals 6

Received by the Local Planning Authority on 19th July 2024

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 shall commence beyond foundation level until a schedule and samples of the materials to be used in the construction of all the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved 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 visual amenity and ensuring the new development 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 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 C1 apart-hotel Hereby permitted, 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 6.

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.

6. Prior to first occupation of the C1 apart-hotel hereby permitted, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with 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: 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.

7. No development above foundation level shall commence on site until details of a habitat enhancement scheme, including details of bird (swift) and bat boxes have been submitted to and approved in writing by the Local Planning Authority. The scheme is to include a programme for implementation and ongoing maintenance. The habitat enhancement scheme shall thereafter be implemented and adhered to in accordance with agreed programme.

REASON: Details are required prior to commencement as insufficient information was submitted with the application and in order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with Paragraph 175 of the NPPF (2019), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

8. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

9. The apart-hotel hereby permitted shall not be occupied until the glazing, ventilation and any other mitigation specified within the Sustainable Acoustics Environment Noise Assessment ref. 23-0051-0 r01.1 received by the Local Planning Authority on 5th September 2023 and Nexus Planning Technical Response: Class C1 Aparthotel Development at 136-137 Friar Street has been installed in full. The glazing, ventilation and any other mitigation specified shall be retained and maintained as approved thereafter.

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.

10. 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.

11. No development shall commence on site, including any works of demolition, until a site specific Demolition and 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.
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required 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 any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.
- k) A detailed schedule of works, methodology and plans prepared by a suitably qualified structural engineer, which details how the retained front façade of the building, including roof slope, chimneys, windows and sign support will be retained and protected during the proposed demolition works to the rest of the building, construction of the proposed extensions and subsequent use of the development hereby permitted as per the approach outlined on approved plans ref. 195-03-307 rev 1 Demolition Plans – Sheet 1, 195-03-308 rev 1 Demolition Plans – Sheet 2, 195 03-306 rev 2 Construction Management Plan received by the Local Planning Authority on 28th March 2025

The measures within the approved Statement shall be adhered to throughout the demolition and construction period.

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, the special architectural and historic interest of this non-designated heritage asset and highway safety in accordance with Policies CC7, CC8 , TR3 and EN6 of the Reading Borough Local Plan 2019.

12. 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.

13. 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 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.

14. The C1 apart-hotel hereby permitted shall not be occupied until the bicycle parking facility for the apart-hotel has been provided in accordance with the plan ref. 195-03-300 rev 6 Proposed

Floor Plan 1 received by the Local Planning Authority on 19th July 2024. The facility shall be kept free from obstruction and available for bicycle parking 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.

15. Prior to first use of the ground floor level Class E use hereby permitted a plan showing a covered, secure and lockable staff cycle parking facility for the Class E unit shall have 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 of the Class E unit 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 Policy TR3 and TR5 of the Reading Local Plan 2019.

16. The C1 apart-hotel hereby permitted shall not be occupied until the Local Planning Authority has been notified in writing of the full postal address of the unit(s) hereby approved. The notification shall be sent to the Local Planning Authority quoting the application reference specified on this Notice.

REASON: In order that the Council can update its records to ensure that parking permits are not automatically issued to the occupiers of the apart-hotel 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 the Reading Local Plan 2019.

17. The C1 apart-hotel hereby permitted shall not be occupied until details of all refuse and recycling bin stores have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin store(s) and arrangements for ongoing management and maintenance of the stores. The approved bin storage arrangements shall be implemented in accordance with the approved details prior to first occupation of the C1 apart-hotel use hereby permitted and shall not be used for any purpose other than bin storage at all times thereafter.

REASON: To ensure that adequate provision is made for the storage and collection of refuse in accordance with Policy CC5 and EN16 of the Reading Local Plan 2019

18. Prior to first use of the ground floor level Class E use hereby permitted details of all refuse and recycling bin stores have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin store(s) and arrangements for ongoing management and maintenance of the stores. The approved bin storage arrangements, shall be implemented in accordance with the approved details prior to first use of the ground floor level Class E use hereby permitted and shall not be used for any purpose other than bin storage at all times thereafter.

REASON: To ensure that adequate provision is made for the storage and collection of refuse in accordance with Policy CC5 and EN16 of the Reading Local Plan 2019

19. **A) No development hereby permitted, including any demolition, shall commence on site 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:**

- a) The programme and methodology of site investigation and recording
- b) The programme for post investigation assessment
- c) Provision to be made for analysis of the site investigation and recording
- d) Provision to be made for publication and dissemination of the analysis and records of the site investigation

- e) Provision to be made for archive deposition of the analysis and records of the site Investigation
- f) Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

Thereafter the development shall not take place other than in strict in accordance with the approved WSI.

B) No part of the development hereby permitted shall 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 part A) of this condition and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

REASON: These details are required due to insufficient information being contained within this submission and because the site lies in an area of archaeological potential, as illustrated by the Berkshire Archaeology Historic Environment Record. 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, Policy EN2 of the Reading Local Plan 2019.

20. No development hereby permitted shall commence on site until a condition survey and scheme for window repair/restoration for all windows to the first and second floor of the retained front elevation of the building, including details of proposed secondary glazing have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a schedule, drawings and details of works to all windows. The approved works to windows shall be implemented in full prior to first occupation and use of the development hereby permitted.

REASON: These details are required due to insufficient information being contained within this submission and in order that the special architectural and historic interest of this non-designated heritage asset is safeguarded in accordance with Policy EN6 of the Reading Borough Local Plan 2019.

21. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the ground floor Class E use hereby permitted shall not be occupied other than for purposes under the following use classes:

- E(a) Display or retail sale of goods, other than hot food
- E(b) Sale of food and drink for consumption (mostly) on the premises
- E(c)(i) Financial services,
- E(c)(ii) Professional services (other than health or medical services), or
- E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)
- E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)

REASON: Another alternative use of the premises within Class E which may otherwise be permitted by virtue of the above Orders could be harmful to the retail character and vibrancy of Friar Street, a Primary Frontage in accordance with Policy CR7 of the Reading Borough Local Plan 2019.

22. No development hereby permitted shall commence on site until details, including plans, materials, specifications and methodology, of the following have been submitted to an approved in writing by the Local Planning Authority:

- Replacement external doors to the retained front façade
- Repair and restoration of the retained shopfront including window frames, pilasters, plinths, sills and fascia.

The approved details of works to shopfront and doors shall be implemented in full prior to first occupation or use of the development hereby permitted.

REASON: These details are required due to insufficient information being contained within this submission and in order that the special architectural and historic interest of this non-designated heritage asset is safeguarded in accordance with Policy EN6 of the Reading Borough Local Plan 2019.

Informatives

IF1 Positive and Proactive Working - approval

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.

IF2 Pre-commencement conditions

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.

IF4 S106

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

IF5 Terms

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.

IF6 Building Control

Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7 Complaints about construction

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.

IF8 Encroachment

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

IF9 Contamination

You are advised that the development lies on a potentially contaminated site. Due to the nature of the historic land use there is the potential of contaminated land being present. The developers must be aware that any ground or enabling works may bring receptors into contact with the aforementioned contaminants. You may wish to satisfy yourself that the details of the construction proposals take the necessary account of the possibility of contaminants from that source.

I10 Noise between residential properties – sound insulation of any building

To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

I11 Community Infrastructure Levy (CIL)

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:

http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

I13 Parking Permits

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.

I25 Ongoing information conditions

You are advised that a record of adherence to the approved method statement and other required records are essential to allow the discharge of the condition at the end of the development. Failure to provide periodic photographic evidence may prevent the discharge of the condition.