

DELEGATED APPLICATION REPORT

Ward: Abbey

App Refs: a) PL/25/0293 & b) PL/25/0546

Address: 2 Tilehurst Road, Reading, RG1 7TN

Proposals: a) Change of use from hotel (Class C1) to 7 residential units (Class C3) and associated works, including various repairs, reopening and replacement of windows, on-site parking and soft landscaping works (amended description).

b) Various internal and external works associated with the change of use from hotel (Class C1) to 7 residential units (Class C3) including various repairs, reopening, replacement and secondary glazing to windows (amended description).

Case Officer: Mr Jonathan Markwell

Applicant: Liana Properties

Agent: Cityscape PTA

Date received (valid from): a) 11 March 2025 b) 08 April 2025

Target Decision date: a) Originally 06 May 2025 & b) Originally 03 June 2025, but extensions of time were agreed with the agent until 29 May 2026.

1. SITE DESCRIPTION

- 1.1 The application site relates to the Grade II listed 'Bellevue Hotel', located on the northern side of Tilehurst Road, at the junction with Belle Vue Road (to the west). The site is therefore a corner plot, with vehicular and pedestrian access solely possible from Tilehurst Road. As seen during the officer site visit, a previous entrance point off Belle Vue Road has been blocked up with brickwork, at a similar height to the pre-existing brick wall along the remainder of the Belle Vue Road boundary. The building is a part 2, part 3-storey and basement floor building, with a largely hard landscaped surrounding to both the front (Tilehurst Road – to the south) and rear of the site, aside from two small trees on the frontage.



Aerial view via Google Maps and extract of the site location plan

- 1.2 The listing description is as follows:

2, Tilehurst Road

"1. 5128 SU 7073 12/365 21.1.76

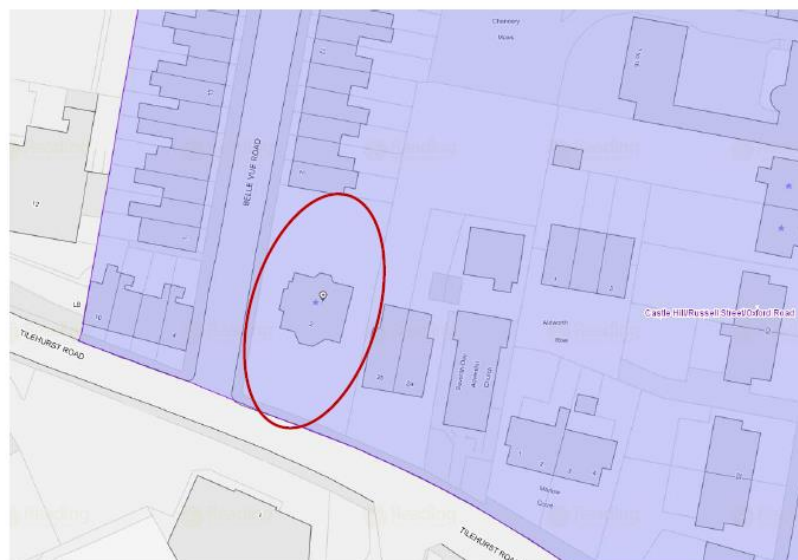
TILEHURST ROAD (North Side) No 2

II

2. Previously called Bellevue. Built before 1839 as a detached 2 1/2 storey stucco villa on basement. Front: 3 bays the centre a 2 storey canted 3 window bay with round headed windows on ground floor, open arcade to basement, segmental attic

window. Glazing bar and cross glazed sash windows. Central break is higher with pediment gable formed of bracket verges and eaves. Wings have impost string carried over centre and cornices and blacking courses with central panels surmounted by elegant oval shaped urns, possibly of Coade stone. Flight of steps to doorway to right, flanked by panels and with radiating and wreathed fanlight. Slate roof with prominent corniced chimney stacks. North front similar but grander with bullseye attic window and arched recess with urn over centre window.
Listing NGR: SU7065773078”

- 1.3 The surrounding area is a mix of residential, commercial and retail properties, with largely residential on the north side of Tilehurst Road and a vets centre and petrol station opposite the site to the south. The site is within the Castle Hill/Russell Street/Oxford Road Conservation Area and is also within an Air Quality Management Area. It is also on a ‘treed corridor’ and one of the two lowest canopy cover wards in the Borough. From a transport perspective, frequent bus services can be accessed at bus stops located on the Tilehurst Road (C400) within easy walking distance of the site, which provides a 20 minute frequency to and from the Town Centre and areas of Tilehurst. In NPPF terms, the site is highly sustainable.



The application site (circled in red), Listed buildings (purple starred) and conservation area (light purple)

- 1.4 The relevant Conservation Area Appraisal mentions the building specifically:

“The Grade II Bellevue Villa is the only other remaining early estate house of this type in the character area and is located on Tilehurst Road. It functions currently as a bed and breakfast. Its exterior is reasonably well maintained, although the garden is given over to parking and could be more sensitively landscaped. It still retains original windows and has two Regency styled Coade stone decorative urns set on the roofline at each side.”





Above: Further Google Maps aerial views, barring bottom right on 02/04/25 by Conservation Officer

Site visit date: Interior and Exterior at pre-application stage on 19/06/2024. At application stage the conservation officer undertook a further site visit on 02/04/2025.

A selection of site visit photos on 19/06/2024:



2. PROPOSAL AND SUPPORTING INFORMATION

- 2.1 Full planning permission is sought for various works associated with conversion of existing hotel building (Class C1) to 7 x 1-bedroom residential units (Class C3), with two units at lower ground, upper ground and first floor level, with the remaining unit being at second floor level. Six of the seven units will be accessed via the side (Belle Vue Road) entrance, with the upper ground floor front unit accessed via a stepped entrance fronting Tilehurst Road. Externally, a series of blocked windows are to be reinstated to match existing, some modern windows are to be replaced with timber slimline double glazing with glazing bars and some internal secondary glazing is proposed too. Bike and bin stores will be provided in separate areas externally, accessed via a re-opened non-vehicular access point off Belle Vue Road, together with communal soft landscaping spaces to the front and rear. Furthermore, 3 car parking spaces (with associated low level lighting) are proposed to the front, accessed off Tilehurst Road.
- 2.2 Given the building is Grade II listed, separate listed building consent is sought for the various internal and external works associated with conversion of existing building to residential units. As well as the external works referenced in the previous paragraph, a

series of internal alterations are proposed, including the remodelling of units which involves the removal and addition of various walls.

- 2.3 During the course of the application the landscaping and car parking proposals have been altered following officer feedback. The changes to the plans as part of these applications were not considered to be of a nature to warrant formal public re-consultation on the applications.





2.4 Plans considered - List of planning drawings:

19/566/001 – Site Location and Block Plan, as received 24/02/2025
 19/566/002 – Existing Site Plan, as received 24/02/2025
 19/566/003 – Existing Plans, as received 24/02/2025
 19/566/007 – Proposed Plans, as received 24/02/2025

19/566/004 Rev A – Existing Elevations and Sections, as received 16/06/2025
 19/566/005 Rev A – Existing Elevations (boundary), as received 16/06/2025
 19/566/009 Rev A – Window Schedule, as received 16/06/2025

- 19/566/006 Rev C – Proposed Site Plan, as received 19/02/2026
- 19/566/008 Rev A – Proposed Elevations and Sections, as received 19/02/2026
- 19/566/010 – Proposed Elevations (boundary), as received 19/02/2026

2.5 Other documents:

- Application for Planning Permission Ref PP-13791177, dated 20/02/2025, as received 24/02/2025
- Application for Listed Building Consent for alterations, extension or demolition of a listed building Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended), dated and received 07/04/2025
- Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information Ref PP-13791177, dated 20/02/2025, as received 24/02/2025
- Air Quality Assessment by NRG Consulting Ref PP2508/TR/AQA/102024-RT, dated 29/10/2024, as received 24/02/2025
- Financial Viability Appraisal by ET Planning dated 11/02/2025, as received 24/02/2025
- Tree Survey & Arboricultural Impact Assessment by ROAVR Group Version 1.0 dated 10/10/2024, as received 24/02/2025
- BREEAM Domestic Refurbishment Pre-Assessment by NRG Consulting Ref PP2508/TR/BDRPA/0924-RT, dated 29/10/2024, as received 24/02/2025
- Planning Design and Access Statement (Incl. Transport Statement and Sustainability Statement) by Cityscape, dated February 2025, as received 24/02/2025
- Noise Impact Assessment by DAA Group Issue 01 dated 10/10/2024, as received 24/02/2025
- Heritage Statement by Heritage Unlimited Ref 2409.1590 Rev 1 dated 18/12/2024, as received 24/02/2025
- Email from Cityscape PTA 'RE: REF: PL/25/0546 & PL/25/0293 (2 Tilehurst Road)', dated and received 16/06/2025

2.6 CIL - Based on the information specified by the applicant the existing floorspace amounts to 297.75sqm (however, this only accounts for the internal layouts of the proposed flats, as per plan -007, and does not appear to have counted the internal hallways, stairs and entrances, which are all likely to be included in the final calculation – hence it is anticipated that an underestimation of the floorspace has been stated on the CIL form). Given the proposed development seeks to create residential units it will be CIL liable development. The CIL form specifies that no part of the building was occupied for its lawful use for 6 continuous months of the 36 previous months. If this is subsequently confirmed at the date of the future decision being issued, the proposals will be likely to be chargeable, with the 2026 rate of £188.28 per sqm equating to a contribution, based on the information submitted by the applicant of £54,060.37. However, the Council's CIL officer considers that the GIA of the building, based on plan -007, to be 352.45sqm, which equates to a CIL liability of circa £66,343.53 (might have a rounding change when issued via our software). This will be separately considered further, subsequent to the final decision notice for the application being issued.

3. RELEVANT PLANNING HISTORY (since 1990)

- 3.1 90-01002-LBC Formation of one new opening in side boundary wall & improvement to existing opening in same for access closing existing vehicle access for safety. Permitted 04/12/1990.
- 3.2 93-00358-FUL Change of use from Guest House (partial - 7 rooms) to full guest house (Class C1), including associated landscaping/car parking/grounds improvements. Permitted 29/07/1993.
- 3.3 200219/FUL & 200220/LBC - Proposed change of use from C1 use (Guest House of 18No bedrooms) to Sui Generis use as a 'larger' Home in Multiple Occupation - HMO of 18No bedrooms. Refused planning permission and listed building consent 29/07/2020.

- 3.4 211385/FUL & 221386/LBC - Proposed change of use from C1 use (Guest House of 18No bedrooms) to Sui Generis use as a 'larger' Home in Multiple Occupation - HMO of 14No bedrooms. Withdrawn 18/02/2022.

4. PUBLIC CONSULTATIONS

- 4.1 A site notice was erected at the site on 15/04/2025, expiring on 06/05/2025. A press notice was published on 20/03/2025, expiring on 10/04/2025.

- 4.2 Reading CAAC was formally consulted on 06/10/25, but no response has been received.

- 4.3 Responses have been received from three separate Belle Vue Road occupiers, with each response summarised as follows:

- Supportive of the principle of renovating the building, concerned about there only being three car parking spaces for seven properties.
- Request a condition for future residents not being eligible for parking permits in the zone (08R). If this is made a condition, as it has elsewhere, then no objection to the application.
- If not made a condition, strenuously object to the application on the basis that there is more than sufficient room to allow for sufficient parking in the grounds of the site. If seven more properties were trying to compete for parking on Belle Vue Road it would make the lives of current residents utterly miserable!
- It would also likely devalue Belle Vue Road properties by changing the condition of the road (*Officer Note: changes in property values is not a material planning consideration*).
- Lack of Engagement, based on pre-application comments by the Local Planning Authority (*Officer Note: whilst encouraged by the LPA, ultimately it is for the applicant to decide and is not compulsory*).
- Car Parking: Supportive of future residents not being able to apply for resident parking permits, owing to limited parking on Belle Vue Road. Also recommend future residents are not allowed to apply for Visitor Parking permits either, with visitor parking provided within the site instead. If not provided on-site, a survey of visitor parking bays should be provided to understand whether there is sufficient capacity.
- Cycle Parking: No lockable, covered store is proposed, as advised at pre-application stage, so cycle theft / anti-social behaviour may have negative impacts on the surrounding properties. No consideration has been given to adapted cycles, cargo cycles or electric bike charging either.
- Lack of path on plans for access to the west. Requested that a pedestrian entrance is not introduced on Belle Vue Road, with this being a quiet residential street and there hasn't been an access to the site from Belle Vue Road for a number of years now. Suggest the main entrance to the building should be on south elevation.
- Waste collection preferable from Tilehurst Road, rather than the already difficult Belle Vue Road (unsafe reversing vehicles).
- Lack of a Transport Technical Note to detail how parking will be allocated to residents and exactly how future residents without car parking and visitors will be restricted and discouraged from parking on the neighbouring streets.
- No Unit Mix: No larger units are proposed, despite pre-application comments asking for a mix of units.
- If approved, the applicant is sought share details of construction phasing and traffic management. Request for all construction vehicles to be parked on-site, as the surrounding residential streets do not have sufficient spare capacity.
- In favour of the building being sympathetically because it is a local heritage building, will provide needed additional housing, and being in use should discourage the antisocial behaviour it has been attracting.

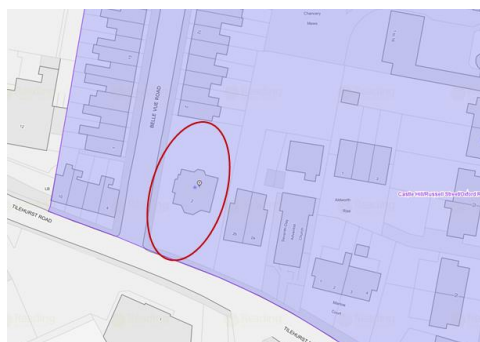
- In favour of the new properties not being eligible to apply for permit parking, as parking on Belle Vue Road is already extremely limited and the application site has ample space for the necessary parking.
- Object to a new main entrance being created on Belle Vue Road, as will increase traffic from deliveries and drop-offs on a very narrow single lane with parked cars either side, without a dedicated turning area. Ample space exists on the application site for parking, turning and visitor/delivery space, accessed off the existing Tilehurst Road point.
- Object to bin store being placed at the entrance next to Belle Vue Road. Existing constant issue of pavement being blocked for pushchair or wheelchair users by wheelie bins, and/or continual fly tipping at the top of the road. Lack of managed bins will further encourage fly tipping significantly.
- Noted there has not been engagement with all local residents (*Officer Note: whilst encouraged by the LPA, ultimately it is for the applicant to decide and is not compulsory*).
- Note the planning notice appeared to have been displayed outside Belle Vue hotel only a few days prior to the comments deadline (*Officer Note: See paragraph 4.1 above – the statutory consultation requirements have been adhered to*).

5. INTERNAL CONSULTATIONS

5.1 RBC Conservation Officer

- 5.1.1 Original comments: Summary - *Clarifications Required* – The proposal would have many heritage benefits. However, due to some problems with the drawings and justification for the fenestration replacement, the full assessment cannot be made. Revisions are suggested and expected by the Council.
- 5.1.2 Relevant policies and legislation - From the point of view of the historic environment, the main statutory tests are set out within the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 16(2) and 66 require that *special regard* be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 also requires the Council to pay *special attention* to the desirability of preserving or enhancing the character and appearance of designated Conservation Areas.
- 5.1.3 National Planning Policy and Guidance - The NPPF outlines government policy, including its policy in respect of the historic environment. Chapter 16 of the NPPF (2024) 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.
- 5.1.4 Paragraph 207 states, *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. "* And Paragraph 208 says, *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."*
- 5.1.5 Paragraph 212 of the NPPF requires that *'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation....'* And paragraph 213 says, *'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification'.*
- 5.1.6 Paragraph 215 requires that *'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...'*

- 5.1.7 National Planning Practice Guidance on Historic Environment provides context to the NPPF.
- 5.1.8 *Local Planning Policy and Guidance* - Policy EN1 'Protection and enhancement of the historic environment' of the Reading Borough Local Plan sets out the Council's aspirations for the historic environment. The policy requires that all proposals to protect and, where possible, enhance the significance of heritage assets and *their settings*, historic character and local distinctiveness of the area in which they are located. It echoes the NPPF by stating, "*Proposals should seek to avoid harm in the first instance. Any harm to or loss of a heritage asset should require clear and convincing justification, usually in the form of public benefits*".
- 5.1.9 Applications which affect *Listed Buildings* are expected not to have an adverse impact on the elements that contribute to their special architectural or historic interest, including their settings. Policy EN3 'Enhancement of conservation areas' of the Reading Borough Local Plan requires that development proposals within Conservation Areas contribute positively to local character and distinctiveness. This policy further states "*Positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas.*"
- 5.1.10 Policy EN6 'New development in a historic context' also requires "*New development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities and considering how heritage considerations can influence the design of new development. When determining planning applications for new development, the following factors will be taken into consideration:*
- a. The positive contribution of the development to the existing historic townscape (scale, height, mass, proportion, plot size, street form, materials, significant vistas and views, and open space);*
 - b. Sensitivity to historic context;*
 - c. Reflection of borough-wide major heritage themes that contribute to local distinctiveness (e.g. patterned brickwork or former worker terraced housing);*
 - d. Whether development promotes and/or improves access to previously undiscovered or neglected historic significance."*
- 5.1.11 Castle Hill/Russell Street/Oxford Road Conservation Area Appraisal is also a material consideration in determining applications for development.
- 5.1.12 *Other* - Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for Planning Permission and Listed Building Consent. *In addition*, English Heritage's "Conservation Principles" provides policy and guidance for the "sustainable management of the historic environment".
- 5.1.13 Relevant heritage assets - The application relates to an attractive Grade II-listed Later Regency and Early Victorian villa, 'Bellevue' (or Vuee) located on the corner of Tilehurst Road and Belle Vue Road within the Castle Hill/Russell Street/Oxford Road Conservation Area.



The application site (circled in red), Listed buildings (purple star) & conservation area (light purple)

- 5.1.14 Significance of heritage assets - The NPPF defines significance as the “*value of a heritage asset to this and future generations because of its heritage interest.*” The interest may be architectural or historic, as set out in the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 Section 1. “*Significance derives not only from a heritage asset’s physical presence, but also from its setting.*” (NPPF, 2023). Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place. The listed building’s original site layout and footprint appear on the Board of Health Map (1853) and the OS Map of 1875 (published in 1879), showing the large landscaped garden of Bellevue, as illustrated below.



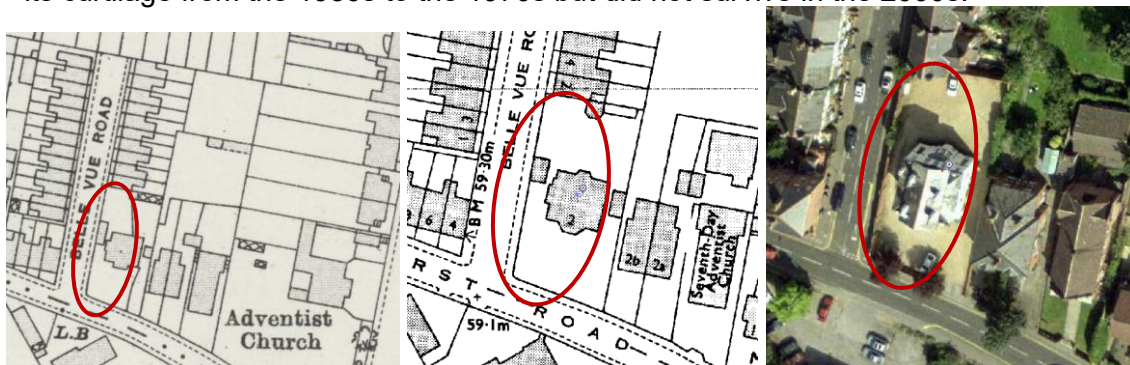
Historic layout of the application site in 1853 (Left) and 1875 (Right)

- 5.1.15 The original curtilage was divided and separated to constitute Belle Vue Road and terraces on this street in the late 19th century. As such, the existing footprint of the listed building has remained the same while the original curtilage became smaller in size, as existing.



OS Maps of the application site in 1898 (published 1900) (Left) & 1909 (published 1912) (Right)

- 5.1.16 According to the following historical maps, the listed building had some outbuildings within its curtilage from the 1930s to the 1970s but did not survive in the 2000s.



The Application Site in the 1930s (Left), 1950s (Middle) and 2002 (Right)

- 5.1.17 It is noted that the application site and the listed building were converted into guest houses and hotel accommodations, while there have been many change-of-use applications to

convert the building into HMO or flats in recent years. Therefore, the internal layout of the original building is not legible, although the main rooms of the listed villa still have architectural elements of the listed villa.

- 5.1.18 The listed building's external features, on the other hand, such as bow windows, extra attic space, and raised basement, reveal it to be a large house of the period. The official listing descriptions for the subject building and its adjoining neighbours are given below:

2, Tilehurst Road

"1. 5128 SU 7073 12/365 21.1.76

TILEHURST ROAD (North Side) No 2

II

2. Previously called Bellevue. Built before 1839 as a detached 2 1/2 storey stucco villa on basement. Front: 3 bays the centre a 2 storey canted 3 window bay with round headed windows on ground floor, open arcade to basement, segmental attic window. Glazing bar and cross glazed sash windows. Central break is higher with pediment gable formed of bracket verges and eaves. Wings have impost string carried over centre and cornices and blacking courses with central panels surmounted by elegant oval shaped urns, possibly of Coade stone. Flight of steps to doorway to right, flanked by panels and with radiating and wreathed fanlight. Slate roof with prominent corniced chimney stacks. North front similar but grander with bullseye attic window and arched recess with urn over centre window.

Listing NGR: SU7065773078"

- 5.1.19 Internally, although there have been considerable alterations resulting in the loss of some architectural decoration and elements, it is noted that there are surviving staircases, cornices, skirting boards and picture rails in the main rooms of the building.
- 5.1.20 Impact of proposal upon heritage asset(s) - A well-prepared heritage statement accompanies the application. There are drawings provided for proposed works to the windows and details of the proposed bin store, cycle parking and planting as well, which are appreciated. In principle, there is no objection to the new use and associated works; however, before the final decision, there is some need for clarification, which is explained in the following paragraphs.
- 5.1.21 Listed curtilage - The proposal introduces soft landscaping, parking spaces for seven cars, cycle parking for eight bicycles, a bin store, and new surfacing, and retains existing trees, gates/entrances and garden walls. The proposed site plan includes them all and provides the main information about what the listed curtilage would look like in the future. It is suggested that this plan includes further details on the following:
- Soft surface material – green areas
 - Hardstanding/other surface material: This can be permeable, similar to grasscrete
 - New gate on the side garden wall (design and materials)
- 5.1.22 Works to the listed curtilage would provide some benefit to the setting of the listed building and the significance of the conservation area. They would be acceptable, subject to the details outlined above. These can also be conditioned.
- 5.1.23 External works to the Listed Building - It is noted that external works would include the repair and replacement of existing fenestration only. Whilst reinstating the window opening and the replacement of the front door would be beneficial, the following concerns are raised, which require revisions to drawings and further clarifications.
- The drawing for the elevations of the building does not show the existing front elevation correctly: The wings of the front elevation have 9 pane sash windows (1/3 x 2/3), which are possibly original. When compared with the historic photograph from the 1980s below, I suggest the original design should be retained. The proposed front fenestration design should replicate the ones in the photograph.



Left: Belle Vue, 2 Tilehurst Road, Reading, 1987. The house later became a hotel of the same name. 1980-1989 [picture] : Photograph cut from a newspaper – Reading Library online archive. Right: Photograph of the existing elevation (02/04/2025), different from the submitted drawing.

- None of the elevation drawings show the urns, which form part of the special interest of the listed building and are mentioned within the official listing description. Therefore, revised elevation drawings should include them as well. The Council cannot approve drawings without them, which threatens their existence. Similarly, there are some missing details, such as stucco decoration on the parapets of the wings. As such, all existing and proposed elevations should be revised accordingly.
- With regard to the window repair/reinstatement schedule, apart from the requirement for the revision, I have no objection to the blocked windows except for their design to match the original/photo above or the existing. I do not understand the reason behind all the side windows being replaced with modern ones. This is excessive and needs strong justification. I am against the loss of original windows.
- The proposed slimline double glazing or alternatively internal secondary glazing should be well defined in relation to the condition of the windows. In formal applications, the agent and applicant should describe the exact work for a window so that the Council knows what is proposed. Using the words 'or' and 'alternatively' is not appropriate. We cannot say 'or' "will be repaired and retrofitted with slimline double glazing or fitted with an internal secondary glazing system" (page 7). If there is a planned condition survey for the windows, we can condition the proposed works for the windows. The Council will also need detailed external joinery details. I suggest that all windows be retained, except for those that are blocked or beyond repair. For historic ones, secondary glazing is acceptable.

5.1.24 Turning to consider the internal works to the Listed Building/Historic Fabric, the following comments are made:

- The relocation of the main entrance from the front to the side is considered to have a minimal impact and is reversible. As such, this is acceptable along with the new internal circulation, which is not harmful.
- There are existing harmful partition walls dividing the principal rooms, which would be removed by the proposed internal works. It is highly beneficial that the Council has no objection.
- The locations of new services, kitchens and bathrooms would be placed mainly using the existing service rooms. There would be some harm due to the additional kitchens and bathrooms. However, this would be balanced with the benefits of the scheme.
- The submitted statements (both Design and Access Statement and Heritage Statement) mention the leaking roof and damp problems within the building. If any proposed works are to address these problems and solve them (there must be), they should also be included within the application. An additional statement can be submitted.

- There are some original internal features which are expected to be incorporated into the proposed scheme and conserved. In relation to this matter/making good works a condition is suggested.
- There is a need for a schedule of works (all internal and external works proposed), all of which can be listed and detailed. The Council can also condition this as well.

5.1.25 To summarise, the proposal is potentially acceptable. However, there are some inconsistencies and problems with the drawings, wording and fenestration works. As such, revised drawings and further clarification are required to complete this assessment.

5.1.26 Follow up comments: The above was fed into the agent, with revised plans being submitted in response. The Conservation Officer confirmed contention, subject to a series of conditions being secured to provide further details on some specific elements. In particular, the following is noted:

- The Heritage Consultant's commentary regarding the windows is satisfactory. Detailed window drawings can be provided later, as a condition. The officer conclusion on the impact of the proposed windows (including slim glazing and secondary) would be neutral.
- There possibly be some benefit from the soft landscaping proposed for the curtilage. The use of tarmac is not ideal, as previously advised, but it is satisfactory to keep the existing tarmac only for vehicle entrance and parking spaces.
- There is a remaining question about the damp problems/water ingress coming from the roof. If no information is provided regarding that, a condition can be added.

5.1.27 Accordingly, in overall terms the proposals would have a positive impact on the significance of the listed building and character and appearance of the conservation area. As such, no objection is raised subject to conditions:

All external and internal works of reinstatement and making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile. All such works and finishes shall be maintained as such thereafter.

REASON: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

All existing ornamental features, including chimney pieces, decorative plasterwork, including arches and cornices, staircase and skirting boards, shall not be disturbed, and be left in their present positions unless changes are shown on the approved drawings or are required by conditions to this permission. All these features shall be protected properly during work on site.

REASON: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

Prior to their installation, details of all new external window and door joinery and secondary glazing shall have been submitted to and approved in writing by the Council. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Council in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of

the listed building, its setting and conservation area in accordance with Policies EN1 and EN3 of the Reading Borough Local Plan 2019.

Prior to commencement of the relevant part of the works, details of the following shall be submitted to and approved in writing by the Council:

- a) proposed internal partition walls, including details of the method of construction;*
- b) proposed type and location of new and relocated services, including heating, ventilation, and pipework;*
- c) full schedule of internal finishes to floors, ceilings and walls and details of the treatment of walls in new bathrooms and kitchens*

The works shall not be carried out other than in full accordance with the approved details.

REASON: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

Prior to the repair works to address the water ingress and damp problem on the roof, ceilings, and walls of the historic fabric (including the lower ground floor), a full schedule and specification of repairs shall be submitted to and approved in writing by the Council. The works shall be carried out in accordance with the approved details.

REASON: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

5.2 RBC Transport

- 5.2.1 The application is for the change of use from a hotel (Use Class C1) (Guest House of 18No bedrooms) into 7 x 1-bedroom flats including 3 x car parking spaces. The site is located along the C400 Tilehurst Road. Frequent bus services can be accessed at bus stops located on the Tilehurst Road within easy walking distance of the site which provides a 20 minute frequency to and from the Town Centre and areas of Tilehurst. In NPPF terms, the site is highly sustainable.
- 5.2.2 The site currently benefits from a direct vehicular access off the Tilehurst Road and informal parking to the front and rear of the property. Access to the property will remain as existing and will continue to be taken from Tilehurst Road. 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). The parking requirement in this zone is 1 space per 1-bedroom unit. Where proposals are in areas where Waiting Restrictions/Resident Parking Controls exist, a parking provision below the Council's adopted standards can be considered.
- 5.2.3 In order to improve landscaping within the site, a total of 3 car parking spaces have been provided on-site (although 4 spaces are illustrated on the Proposed Site Plan – Officer Note: the proposed site plan was subsequently altered to be consistent). The parking provision for the development is acceptable in this instance, considering the location of the site and the parking controls in the area. However, the residents will not be eligible to apply for a Residents Parking Permit. Any planning consent will also impose conditions/informatives on the development to ensure that the site is not eligible for parking permits to ensure there is no impact on the local highway network.

- 5.2.4 In accordance with the Borough's Parking Standards and Design SPD, a minimum provision 0.5 cycle storage spaces should be provided per flat. It is indicated that 8no. cycle parking spaces will be located within the parking area, however, they do not appear to be within a covered shelter. The stands must be provided within a lockable, covered store in order to comply with the Council's design standards.
- 5.2.5 A bin store is proposed within the parking area to provide refuse and recycling storage for the whole development accessed from Belle Vue Road. It is recommended that the Council's Waste department is consulted to ensure that bin storage layout and collection arrangements are suitable for the level of development proposed.
- 5.2.6 A construction method statement would be required and secured by condition if a full application is approved.
- 5.2.7 Conditions & Informatives

Conditions

C2 CONSTRUCTION METHOD STATEMENT (TO BE SUBMITTED)

DC1 VEHICLE PARKING (AS SPECIFIED)

DC6 CYCLE PARKING (TO BE APPROVED)

DC20 PARKING PERMITS 1

DC21 PARKING PERMITS 2

DC24 EV CHARGING POINTS

Informatives

IF3 Highways

I13 Parking Permits

5.3 RBC Assets Management team

- 5.3.1 The RBC Assets Management team instructed BPS to undertake an assessment of the viability-based information submitted by the applicant, which seeks to justify a nil contribution towards affordable housing. BPS's subsequent report can be summarised as follows:

4.0 Conclusions And Recommendations

- 4.1 We have reviewed the Financial Viability Assessment prepared by ET Planning, based on the cost plan provided by Thornton-Firkin, on behalf of the Applicant which concludes that the proposed scheme generates a viability position of **-£1,045,992** which is approximately £1,398,507 below their alternative use value of £361,925 less acquisition costs.

- 4.2 ET Planning have therefore taken the view that the scheme provides no surplus and cannot be expected to provide any affordable housing contribution.

Benchmark Land Value

- 4.3 ET Planning have approached the Benchmark Land Value on an Alternative Use Value ('AUV') basis. They suggest that the existing building would require additional work to bring the premises back into a condition that would be fit for use and trading as a hotel (Use Class C1).
- 4.4 We have been provided with an appraisal showing an AUV scheme in which costs are expended to refurbish the site. The residual value of the property is provided at £361,925. This figure has been adopted by ET Planning as the Benchmark Land Value.
- 4.5 ET Planning have also adopted construction costs amounting to £340,000 at the advice of Thornton & Firkin. We have not been provided with a cost plan for this scheme.
- 4.6 ET Planning have acknowledged that the existing building is not capable of beneficial occupation, and we have therefore concluded an EUV of £nil.
- 4.7 We have valued the AUV scheme on a Sale price per room basis and adopted a rate of £60,000 per room. This generates a scheme GDV of £1,080,000.
- 4.8 In assessing the AUV, we have been advised by our Cost Consultants, Geoffrey Barnett Associates ('GBA'), that the construction cost required to bring the AUV scheme to completion for use as a hotel would amount to £667,349. We have also allowed for business set up costs.
- 4.9 Having taken the above into consideration, we consider the Benchmark Land Value based on the hotel AUV scheme put forward should be £89,748. Should the Applicant put forward an additional, and appropriate, AUV scheme, we reserve the right to revisit our BLV figure.

Development Value

- 4.10 The scheme includes 7 self-contained 1-bedroom flats. None of the flats come with private amenity or balcony space.

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- 4.11 We have reviewed the information provided by ET Planning in support of their Open Market Sales values and we have also undertaken our own research into recent transactions in the local area. We are of the view that the values proposed are below current market expectations. We have suggested some changes to the values proposed by ET Planning which are outlined in Section 5 of this report. Overall, our suggested revisions result in an increase of approximately £295,883 on the values proposed by ET Planning which reflects an increase of 25.1%.

Car Parking

- 4.12 The development includes provision for three on-site car parking spaces. We have assumed that one of these spaces will be an accessible parking space, whilst the remaining two spaces will be allocated to the two largest flats in the development, Flat 3 & 6. We have included no additional revenue for these spaces but have factored these additional features into the value of the relevant flats.

Ground rents

- 4.13 The Leasehold Reform (Ground Rent) Act 2022 is now in full force. We therefore consider the omission of capitalised ground rents as being a reasonable assumption.

Development Costs

- 4.14 Our Cost Consultant, Geoffrey Barnett Associates ('GBA'), have reviewed the Cost Plan for the proposed scheme prepared by Thornton-Firkin, dated Jan 2025, and conclude that the costs put forward by the Applicant are £132,304, or 10.87%, higher than GBA's own assessment of costs with the use of BCIS rates.
- 4.15 We have reviewed the other costs outlined within the FVA and consider them mostly reasonable, although the allowances for marketing an agent fees are deemed higher than expected. We have had a CIL contribution of £66,343.53 for this scheme confirmed by the Council.

Recommendations

- 4.16 We have not been provided with a live version of the Argus appraisal included in ET Planning's report. We have created our own appraisal, based on the inputs outlined in the table included at Section 2. This appraisal has been included in Appendix 3 of this report.
- 4.17 After these changes we identify a deficit of **-£342,262**. On this basis we calculate that the scheme would not be able to contribute towards or provide any affordable housing at present.

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BPS Chartered Surveyors

2 Tilehurst Road, Reading, RG1 7TN
PL/25/0293

- 4.18 We have undertaken sensitivity analysis to test the impact of changes to Gross Development Value and Construction Cost inputs as appropriate. We include our sensitivity analysis as follows:

Build Cost	Open Market Sales				
	+0.00%	+5.00%	+10.00%	+12.50%	+20.00%
-20.00%	-£26,203 £1,475,000	£45,195 £1,548,750	£116,594 £1,622,500	£187,992 £1,696,250	£259,391 £1,770,000
-15.00%	-£105,218 £1,475,000	-£33,820 £1,548,750	£37,579 £1,622,500	£108,977 £1,696,250	£180,376 £1,770,000
-10.00%	-£184,233 £1,475,000	-£112,834 £1,548,750	-£41,436 £1,622,500	£29,963 £1,696,250	£101,361 £1,770,000
-7.50%	-£263,248 £1,475,000	-£191,849 £1,548,750	-£120,451 £1,622,500	-£49,052 £1,696,250	£22,346 £1,770,000
+0.00%	-£342,262 £1,475,000	-£270,864 £1,548,750	-£199,465 £1,622,500	-£128,067 £1,696,250	-£56,689 £1,770,000

- 4.19 In the absence of agreement of the viability position, should the application proceed to committee, we strongly recommend that any approval be subject to the adoption of our viability figures for review purposes.

- 4.20 We recommend that if a policy compliant offer is not made, the scheme should be subject to pre-implementation and late-stage reviews of viability in order that the viability can be assessed over the lifetime of the development.

5.3.2 BPS's full report goes into far greater detail than the summary above, reviewing in full the viability submission. For the purposes of brevity, only the conclusions and recommendations are provided above. The full report was fed into the applicant on 03/02/2026, alongside officer feedback, both from Planning Officer's and the RBC Assets Management team. In summary, this advised that in overall terms BPS conclude that the scheme is unable to contribute towards or provide any affordable housing at present. Whilst a large number of the inputs, in comparison with the viability report by ET Planning (on behalf of the applicant) are not agreed, a deficit is calculated by BPS, albeit a much smaller deficit than that by ET Planning.

5.3.3 In this particular instance officers will therefore not be seeking an upfront contribution towards affordable housing. This is owing to the viability context which Policy H3 accounts

for. Put another way, a nil upfront contribution now accepted by officers on this particular occasion, in light of the verified viability position.

- 5.3.4 However, as per Policy H3 and the Affordable Housing SPD, a planning deferred contributions mechanism towards affordable housing is required to be secured via s106 legal agreement. Moreover, the deferred contribution mechanism is required in this instance to be based on all the inputs as per the BPS review, rather than those by ET Planning (for example, the Benchmark Land Value is £89,748; Profit is 15.6% on Gross Development Value; The Finance rate is 7%; the Maximum Cap will be (subject to indexation) £147,500).
- 5.3.5 It is also clarified that there will only be a single late-stage review (paragraph 4.20 of the BPS report, as shown above, recommends two stages of reviews, but officers are content for only a single late-stage review to be required in this case and there to be no requirement for a pre-implementation review on this occasion). The exact timing of the late-stage review will be after the occupancy/disposal of the 4th unit, but prior to the occupancy/disposal of the 5th unit and for it to also be specified that the applicant will not be permitted to occupy/dispose of the remaining units (6th/7th) till such time as the late-stage viability review is approved and any payment made.
- 5.3.6 A separate affordable housing related clause will be required to be secured via the s106 legal agreement too. This clause covers an eventuality whereby the applicant converts / extends the building / seeks to provide more units elsewhere on the application site in the future, with affordable housing being calculated in those scenarios on a cumulative basis with the residential units created by this application. This stems from Policy H3 requiring different levels of affordable housing depending on the number of units, with the current proposal incorporating 7 residential units, which attracts a 20% affordable housing contribution, whereas a 10 unit scheme would have required a higher 30% contribution and a 1-4 unit scheme would attract a lower 10% contribution. The proposed approach therefore prevents this proposal being the first of a possible succession of applications, with the later applications having lesser affordable housing requirements, or put another way, if all applications had been submitted collectively it would have generated a larger affordable housing requirement. It is considered reasonable and necessary for this to be secured in this case so the site makes an appropriate contribution towards affordable housing to meet the needs of Reading Borough.

5.4 RBC Environmental Protection

- 5.4.1 RBC Environmental Protection confirm that the noise and air quality assessments show that nothing specific is required.
- 5.4.2 A query is raised as to whether the bin arrangements is pest proof, with it recommended that a condition requires details of how the bin store will be made pest proof.

5.5 RBC Natural Environment

- 5.5.1 The site is within a Conservation Area, within an AQMA, within one of the two lowest canopy cover wards in the Borough and sited on a 'treed corridor'. Improvements to the landscaping (currently consisting of two small trees on the frontage) is therefore justified by EN14 and the adopted Tree Strategy. The property is also a listed building, hence improvements to the landscaping will also help with the setting of the building and improve it's 'kerb appeal'. Lastly, the conversion to residential demands provision of some soft 'amenity space' which is currently lacking. There is currently no official landscape plan submitted.
- 5.5.2 After reviewing the Tree Survey and Arboricultural Impact Assessment, 10th October 2024, Project No. 24_5837_09_43, the following comments are made.

- In section 4.3.1 it is stated that 'T1 and T2 are of such low amenity value that no mitigation planting is considered necessary. However, as T1 and T2 are planted within dedicated raised brick built planting areas, it is recommended that two new high quality trees are planted within the dedicated raised brick built planting area to mitigate against tree loss and maintain canopy coverage.' Firstly, T1 and T2 are the only soft landscaping on the frontage of the property, therefore adding some amenity value and importance. Secondly, replanting in a restricted, raised, brick-built area isn't suitable or sustainable. There would be no objection to the proposed removal of T1 and T2, given their significant health defects leading them to fall under category U, as long as, sustainable replanting could be demonstrated, in line with EN14 and the adopted Tree Strategy. Trees removed in Conservation Area's are to be replaced. This area is an AQMA, has low canopy cover and is sited on a treed corridor, all supporting the need for replanting.
- Proposed Site Plan 19/566/006 appears to show the retention of T1 & T2 which is not appropriate given their condition. This should be reconsidered, and removal and replacement (in ground) shown. For clarity, a separate Section 211 will not be required to be submitted for these proposed removals if they are shown on proposed (and ultimately approved) plans.
- Also, within the Tree Survey and AIA, section 4.6.1 states 'No new hard surfaces are proposed within the Root Protection Areas of any trees' and section 4.5.1 states 'No impact on tree roots to be made by the proposed development'. However, the RPA of T3 is located within the site boundary. Without a hard and soft landscaping scheme submitted, it is difficult to judge if the RPA is affected by any work. Within the Proposed Plans it appears that some soft landscaping will be installed, to replace what appears to be gravel. This therefore will require construction within an RPA. Following the BS5837 2012 recommendations of 'To avoid damage to tree roots, existing ground levels should be retained within the RPA. Intrusion into soil (other than for piling) within the RPA is generally not acceptable'. More information is needed on landscape plans to determine whether there will be intrusion into soil within the RPA. The BS5837 2012 also states 'it is essential to make allowance for, and plan, all construction operations which will be undertaken in the vicinity of trees.' Following this guidance, an AMS should be submitted.
- Landscaping is included in many of the drawings of the site. Although, there is no scheme submitted and therefore there is no detail or clarity in these drawings. However, this could be resolved via condition.

5.5.3 In conclusion, conditions in relation to landscaping (please make this pre-commencement), a landscaping management plan and an arboricultural method statement are applicable. This is to provide some assurance that this development will comply with EN14 and The Reading Borough Local Plan 2019. Tree planting should be included in this, in accordance with the adopted Tree Strategy.

5.6 GS Ecology (RBC Ecology consultants)

5.6.1 Habitats on site comprise mostly hardstanding and buildings with some scattered trees. External changes to the building appear to be limited to changes to windows and, as such, the risk of the proposals directly adversely affecting bats is likely to be negligible/minimal. However, two trees will be removed and are likely to be used by nesting birds and as such any vegetation clearance should be carried out outside of the best nesting season (March to August inclusive). *Officer Note: This will be secured within the Arboricultural Method Statement and Tree Protection Plan condition separately recommended by RBC Natural Environment.*

5.6.2 Biodiversity Net Gain - The site is dominated by hardstanding, buildings and two small trees in poor condition (which will be removed). As such, the application is not subject to

mandatory BNG. The proposals will lead to replacement of much of the hardstanding with landscaped gardens, including four new trees and hedges, and a net gain in biodiversity is likely to be delivered. This should be secured by applying the standard landscaping condition. *Officer Note: This will be secured via the landscaping condition separately recommended by RBC Natural Environment.*

5.6.3 The proposed site plan shows areas of green, but there is no key to indicate what these areas represent—clarification is needed (*Officer Note: this was later confirmed as seeded lawn*).

5.6.4 In summary, subject to clarification of the large green area shown on the proposed site plan, there would be no objection to this application, subject to conditions for vegetation clearance to take place outside of the bird nesting season and for landscaping.

5.7 RBC Waste Services

5.7.1 A development consisting of 7 residential units with communal bin facilities would need to have space for the below bins –

- 1 x 1100L general waste
- 1-2 x 1100L recycling
- 1 x 180L food waste bin

5.7.2 On the plan there is space for this number of bins. However, developers should also take in to consideration upcoming changes to residential waste collection services as per Simpler Recycling requirements in the future. These requirements will increase the amount of material recycled/collected at the kerbside (i.e. addition of glass & soft plastics) and so additional refuse space should be allocated to allow for this. Note: glass can currently only be recycled at local glass bottle banks or the tip. (*Officer Note: It is not possible to insist on future requirements to be met*).

5.7.3 There is a maximum pulling distance of 10m for the larger communal bins (measured from the rear of the collection vehicle to the furthest away bin) but it is not clear from the plans if the bin store would fall within this distance. If the bins are located further than 10m away from where the vehicle would be stopped/stationary, they would need to be presented for collection by a site management team.

5.7.4 A series of other guidance notes, relating to locks and notice periods were also stated.

6. **Equality Act 2010:**

6.1 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.

7. **LEGAL AND PLANNING POLICY CONTEXT**

7.1 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'. The following local and national planning policy and guidance is relevant to this application:

7.2 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.

7.3 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.

7.4 **National Policy**

National Planning Policy Framework (December 2024, as amended)

2. Achieving sustainable development

4. Decision-making

5. Delivering a sufficient supply of homes

8. Promoting healthy and safe communities

9. Promoting sustainable transport

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

7.5 **Reading Borough Local Plan (2019)**

CC1 Presumption in Favour of Sustainable Development

CC2 Sustainable Design and Construction

CC3 Adaption to Climate Change

CC5 Waste Minimisation and Storage

CC6 Accessibility and the Intensity of Development

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

CC9 Securing Infrastructure

EN1 Protection and enhancement of the historic environment

EN3 Enhancement of Conservation Areas

EN6 New Development in a historic context

EN9 Provision of Open Space

EN12 Biodiversity and the Green Network

EN14 Trees, Hedges and Woodland

EN15 Air quality

EN16 Pollution and Water Resources

EM3 Loss of Employment Land

H1 Provision of Housing* (* this policy is acknowledged to be out-of-date)

H2 Density and Mix

H3 Affordable Housing

H8 Residential Conversions

H10 Private and Communal Outdoor Space

TR1 Achieving the Transport Strategy

TR3 Access, Traffic and Highway-related matters

TR4 Cycle Routes and Facilities

TR5 Car and Cycle Parking and Electric Vehicle Charging

7.6 **SPG/SPD**

Revised Parking Standards and Design SPD 2011

Sustainable Design and Construction (2019)

Affordable Housing SPD (2021)

Planning Obligations under Section 106 SPD (2015)

7.7 **Other relevant documentation**

7.8 Local Plan Update

- 7.9 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 took place in February 2026.
- 7.10 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.
- 7.11 Officer advice in respect of the Local Plan policies pertinent to this application is that they remain in accordance with national policy (aside from Policy H1, which is acknowledged to be out-of-date) 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’ (aside from Policy H1).

8. APPRAISAL

- 8.1 The main considerations relevant to the determination of these applications are considered to be:
1. Land use matters
 2. Affordable Housing
 3. Design, including impact on heritage assets
 4. Quality of accommodation
 5. Amenities for nearby occupiers
 6. Trees, landscaping, ecology and biodiversity
 7. Transport
 8. Sustainability
 9. Planning Balance & Conclusions

8.1.1 Land use

8.1.2 *Removal of Class C1 hotel use*

- 8.1.3 In pure land use terms, it is initially noted that the existing lawful use at the site is a Class C1 hotel. There are no explicit policies within the Reading Borough Local Plan which seek to protect existing hotel uses, although as an employment generating use, it can be considered against Policy EM3 (Loss of Employment Land). This policy includes a set of

criteria, with the applicant including commentary within the submission accepting that the site is highly sustainable and can be accessed by a choice of means of transport. The applicant also accepts that the potential continued employment use of the site would not particularly detrimentally affect the amenity and character of the surrounding residential area, the applicant contends that it would be much more appropriate for a compatible residential use to be implemented at the site. The applicant opines that as opposed to retaining the site for use as employment land, the proposal would be more materially beneficial to both the local area and the Council's aim to provide additional housing. The applicant also considers that the prolonged vacancy of the property indicates that it is not seen as desirable for redevelopment for employment uses by other potential developers. The applicant concludes that the proposal is not in conflict with Local Plan Policy EM3 and this overall conclusion is agreed by officers. In particular, the need for housing uses within the Borough (as evidenced by the Housing needs requirements) are greater than the need for the retention of the hotel use at the land. Hence, the loss of the existing use is accepted.

8.1.6 *Introduction of residential at the site, density and mix*

8.1.7 The provision of seven residential units is welcomed in purely land use terms, assisting in contributing towards meeting the Council's Housing targets, as per Policy H1 (albeit this policy is now out of date). This is readily acknowledged to be a planning benefit of the proposed development. It is noted that the Council is not currently meeting its annual housing targets for general housing as calculated using the standard method in Planning Practice Guidance (as required now policy H1 is out of date) or for the provision of Affordable Housing.

8.1.8 In terms of density, the application form specifies the site is 0.077152 ha in size, meaning that the 7 residential units created equate to a density of 90.73 residential units per hectare. This is in the middle of the indicative density range of 60-120 residential units per hectare in the supporting text to Policy H2. In addition, within the context of Policy H2 and the factors informing an appropriate density, the urban character of the locality, the highly accessible location and this maximising the efficiency of the land all count in favour of this density being considered appropriate in this instance.

8.1.9 Related to this, in terms of the residential mix of units proposed, Policy H2 (Density and Mix) states that wherever possible, residential development should contribute towards meeting the needs for the mix of housing set out in figure 4.6 of the Local Plan, in particular for family homes of three or more bedrooms. Whilst there is no prescriptive standard for fewer than 10 unit schemes, these proposals do not seek to provide any mix of different sized residential units, with 7 x 1-bed units proposed. As such, the proposals do not comply with the thrust of this policy. The applicant readily acknowledges this, but also notes that Policy H2 does state that the mix of housing should be provided "where possible". Moreover, the applicant considers that the listed nature of the application property restricts the possibility of being more flexible with the unit sizes as the significance of the heritage asset may be harmed. Furthermore, the applicant contends that the benefits of bringing the property back into an active and viable use outweighs any deficiencies of not providing a mix of unit. More explicitly, the applicant states that providing seven self-contained units represents the maximum efficient use of the available space at the property, with this being the highest number of a unit type that can be reasonably achieved at the site. Officers have carefully considered the commentary provided by the applicant in this instance and consider, on balance, that adequate justification has been provided in this specific instance to deviate from the thrust of the policy. The proposed mix will be required to be secured via planning condition, to ensure that in practice only 1-bed units are provided. If internal alterations were to be included (which in themselves would require separate listed building consent) to make 2 or 3-bed units, then this could also increase the value of the units, with the affordable housing considerations being based on 7x1-bed units.

8.2 Affordable Housing

8.2.1 Policy H3 (Affordable Housing) seeks to ensure that development proposals of 5-9 dwellings should provide a financial contribution the equivalent of 20% of the housing to be provided as affordable housing elsewhere in the Borough. This is in order to meet identified housing needs and to contribute towards sustainable, inclusive and mixed communities. There is a significant shortfall in provision of Affordable Housing compared with identified need.

8.2.2 The supporting text to the policy, at paragraph 4.4.19 provides some background to the policy and summarises the large amount of evidence that the Council has in respect of the critical need for Affordable Housing that exists within the Borough:

“The Berkshire (with South Bucks) Strategic Housing Market Assessment (SHMA, 2016) has once again emphasised the critical need for affordable housing within Reading as well as the remainder of Berkshire. The SHMA identified a need for 406 new affordable homes per year in Reading, which represents the majority of the overall housing required. The consequences of not providing much-needed affordable homes would be severe, and would include homelessness, households in temporary or unsuitable accommodation, overcrowding and younger people having to remain living with parents for increasing periods. Insufficient affordable housing will also act as an impediment to economic growth, as firms will face increasing problems with accommodation for their workforce. Meeting even a substantial proportion of the identified housing need presents significant challenges, and it is therefore critical that new residential development of all sizes makes whatever contribution it can.”

8.2.3 The supporting text continues at paragraph 4.4.23 to state:

“The target set in the policy has been determined as the result of an assessment of the viability of development of sites of various sizes in the Borough in accordance with the requirements of the NPPF. This will be the expected level of affordable housing provision.”

8.2.4 An up-to-date assessment of the need for Affordable Housing that exists in the Borough is within the supporting text to Policy H3 (para 4.4.21) of the Reading Borough Local Plan Partial Update Submission Draft, dated May 2025, which states the following:

“The Reading Housing Needs Assessment (HNA, 2024) has once again emphasised the critical need for affordable housing within Reading as well as the remainder of Berkshire. The HNA identified a need for 406 additional affordable homes per year in Reading, which represents the majority of the overall housing required. The consequences of not providing much-needed affordable homes would be severe, and would include homelessness, households in temporary or unsuitable accommodation, overcrowding and younger people having to remain living with parents for increasing periods. Insufficient affordable housing will also act as an impediment to economic growth, as firms will face increasing problems with accommodation for their workforce. Meeting even a substantial proportion of the identified housing need presents significant challenges, and it is therefore critical that new residential development of all sizes makes whatever contribution it can”.

8.2.5 Current Policy H3 includes provision for viability considerations, with the supporting text at paragraph 4.4.24 stating that

“...the Council will be sensitive to exceptional costs of bringing a site to market such as for reasons of expensive reclamation, or infrastructure costs, or high existing use values. Where applicants can demonstrate, to the satisfaction of the Council, exceptional difficulties in bringing a site to market, the Council will be prepared to consider detailed information on the viability of a particular scheme and, where

justified through an open book approach, to reduce the affordable housing requirement...”

- 8.2.6 It is also relevant to note both the NPPF and the Council's policies allow for viability considerations to reduce the provision but only in specific circumstances. Paragraph 59 of the NPPF 2024 states that

“The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force.”

- 8.2.7 Policy H3 places the onus on the developer/landowner to justify any lower affordable housing contribution. The supporting text to Policy H3 refines this, explaining that costs need to be “exceptional costs of bringing a site to market”. It is considered that the types of costs referred to in the Local Plan relate to problems with a site itself; expensive reclamation, infrastructure costs, or high existing use values etc. The cost of a particular design, or design choices, is not considered to fall within this type of exceptional cost; unless the design options are so limited as to prejudice the site coming forward for development in general. It is also not necessarily the role of the LPA to insulate a developer against financial risk associated with downturns in the market or rising development costs.
- 8.2.8 With this context in mind, the applicant's position, in summary, is that the scheme cannot viably provide any contribution towards affordable housing, despite local policy requiring it (which differs from the national policy position for 7 unit schemes such as this). This position was supported by a viability assessment, which has been independently reviewed on behalf of officers by BPS. As per section 5.3 of the report above, it is verified that the proposal cannot make an upfront contribution towards affordable housing. However, the extent of the deficit (and a series of other inputs in calculating this deficit) is not as significant as that specified by the applicant.
- 8.2.9 In this instance, no upfront contribution towards affordable housing is therefore required, owing to the verified viability deficit identified. However, to comply with Policy H3, a S106 Legal Agreement will secure a late-stage deferred payment mechanism (also referred to as a Deferred Affordable Housing Contribution Mechanism), whereby should the scheme viability position at the time dictate (i.e. improve so the scheme records a surplus rather than a deficit), a financial contribution towards affordable housing would be secured. Importantly, this will be based on BPS's (the Council's independent reviewers) inputs, rather than those stated by the applicant, as discussed at section 5.3 above. In overall terms, the maximum cap (subject to indexation) would be up to £147,500, which would equate to the full policy compliant amount (equivalent of 20% of the housing to be provided as affordable housing elsewhere in the Borough – 10% of the £1,475,000 open market sales values calculated by BPS). The applicant has agreed to proceed on this basis (email of 06/02/2026).
- 8.2.10 A further affordable housing related clause, relating to affordable housing contributions being applied on a cumulative basis should future proposals be submitted at the site, has also been accepted by the application (email of 06/02/2026). It is considered reasonable and necessary for this to be secured in this case, so the site makes an appropriate contribution towards affordable housing to meet the needs of Reading Borough. This clause has been incorporated within a number of other permissions in the Borough in recent years, including being accepted at planning appeals.
- 8.2.11 With the above obligations being secured via legal agreement, the proposals are policy compliant, making an appropriate contribution towards affordable housing to meet the needs of Reading. These affordable housing based obligations would comply with the National Planning Policy Framework and Community Infrastructure Levy (CIL) in that it would be: i) necessary to make the development acceptable in planning terms, ii) directly

related to the development and iii) fairly and reasonably related in scale and kind to the development.

8.3 **Design, including impact on heritage assets**

8.3.1 From a design and heritage perspective, the proposals have been carefully considered both internally and externally, owing to the listed status of the existing building. This is set out in full within the Conservation Officer's observations, as per section 5.1 above. In summary, following a number of initial queries and inconsistencies being resolved through the submission of more details and revised plans during the course of the application, from a conservation perspective the proposals are supported, subject to conditions. The proposals will enable the building to be refurbished and brought back into active use, which will revive and enhance its status as a heritage asset. The proposed works involve fairly minimal new works internally to facilitate the proposed residential use (and also beneficially remove some non-original later additions), while the re-opening of some windows and upgrade of others will help sustain the building (see the schedule below). The separate works to the site, such as the provision of bike/bin facilities, low level lighting and Belle Vue Road gate are all necessary to facilitate the proposed use and have been designed modestly. Meanwhile, in comparison with the existing hardstanding around the site, the provision of significant areas of seeded lawn represents a betterment to the setting of the listed building and the significance of the conservation area. The Conservation Officer recommends a series of conditions to secure more information of specific details of the works, in order to ensure that in overall terms the special architectural or historic interest of the heritage asset is safeguarded. With these conditions secured, in overall terms the design/heritage components of the proposals represent a tangible benefit of the scheme.

WINDOW REPAIR/REINSTATEMENT SCHEDULE

BLOCKED WINDOWS

Blocked windows to be reinstated with timber units to match existing with slimline glazing and true glazing bars.

MODERN WINDOWS

Modern windows and doors to be timber units to match existing with slimline double glazing and true glazing bars.

HISTORIC WINDOWS WITH ALTERATIONS/REPLACEMENT GLAZING

Repaired and retrofitted with internal secondary glazing.

LATE C19 - MID C20 REPLACEMENT WINDOWS

Repaired and retrofitted with internal secondary glazing.



8.4 **Quality of accommodation**

8.4.1 In overall terms a suitable standard of accommodation will be provided. The units are set out in a regular shaped form of two flats per floor, one to the front (south facing) and one to the rear (north facing). A final unit is then proposed within the roofspace. The overall size of each of the units comply with the national space standards, albeit these standards do not officially apply in this instance. In terms of natural light and outlook, the majority of the units will benefit from excellent access to light and outlook, being triple aspect and including bay windows. Some concerns are raised in relation to Flat 2 at lower ground floor level, owing to outlook and light being limited by the bay window above, but on balance this is an inherent constraint of the listed building, so is considered adequate in this context. No

future occupiers will suffer significant overlooking from existing nearby occupiers, given the distances involved (to the north, south and west) or the use of the internal room (kitchen on the east side looking towards the side elevation of 2b Tilehurst Road).



Officer site visit photo (internally) and two Google streetview images.

- 8.4.2 One notable benefit of the proposal is the provision of shared external amenity areas to both the front and rear of the site, which will provide future occupiers with good sized (relatively) external space for their amenity. The site plan will be secured as an approved plan, with soft landscaping details secured via condition too.
- 8.4.3 The proposals also include external bike/bin areas, which specialist consultees are either fully content with (bins) or content in principle (bikes), with more details being secured via condition. A limited amount of on-site parking is also provided, which is justified from a transport perspective (see section 5.2 above). In terms of access, the listed nature of the building places an inherent constraint on step-free access being able to be provided in this specific instance. This constraint is accepted in meaning that step-free access is simply not realistic in this specific instance. Although this is a shortfall of the proposal, the listed nature of the building and the significant intervention required to provide this (which may in-turn harm the setting or historic interest of the building) means this is accepted by officers. The provision of low level lighting and security details, as stated in the design and access statement (see below) will also assist in the quality of accommodation being provided for future occupiers.

In relation to safety and crime prevention, CCTV cameras will be installed at the site and the main entrance into the property will be a PAS 24 rated door. Entry into the building will utilize a secure entry system that only permits future occupants of the proposed flats.

- 8.4.4 In terms of air quality, noise and disturbance matters, as per the Environmental Protection (EP) comments above at section 5.4, the proposals are considered suitable. Measures to prevent pests and vermin accessing the bin store(s) shall be submitted to and approved in writing by the Local Planning Authority. Therefore, to conclude, when all matters are taken into account it is considered that, despite some shortfalls, a suitable quality of accommodation will be provided for future occupiers.

8.5 Amenity for nearby occupiers

- 8.5.1 Continuing on from the quality of accommodation section above, an inter-related consideration is the impact of the proposed development on existing nearby occupiers. In summary, it is considered that the proposal has suitably factored in the amenity of nearby occupiers as far as reasonably possible (in the context of the proposals), to maintain and in some respects improve amenity for nearby occupiers.

- 8.5.2 In terms of overlooking/loss of privacy, no significant adverse impacts are expected (over and above those presently possible). It is acknowledged that the change of use from hotel to residential introduces the possibility of a residential to residential relationship, but the distances and orientations to the north, south and west mean no adverse impacts would occur at these points. To the east it is recognised that there are a number of windows at a circa.5m distance on the west side elevation of 2b Tilehurst Road. As such, some mutual overlooking would occur. It is however welcomed that the proposed kitchens are proposed within the units on the east side of the building, meaning the primary living spaces would not be directly overlooking the neighbouring site. Accordingly, this relationship, whilst not optimal, is not considered significantly harmful.



Photographs of the neighbouring 2b Tilehurst Road (19/06/2024)

- 8.5.3 Set within the context of the building/site having not been in active use for a passage of time, it is reasonable to conclude that the proposed development would be likely to decrease the potential for crime/anti-social behaviour at the site negatively impacting existing nearby occupiers. The active use of the site, together with the significant areas of soft landscaping (in contrast to large expanses of hard landscaping at present, where cars could frequent the site in greater numbers than proposed) would generally be expected to increase natural surveillance at the site and in the area, thereby reducing the perception/opportunities for crime/anti-social behaviour. Accordingly, in this regard, the proposals could reasonably be considered to assist the amenity of existing nearby occupiers. The 'greening' of the space to the north of the building would also potentially reduce the potential for noise, disturbance, dust and fumes and smells from vehicles adjacent to the neighbouring amenity areas, which is currently possible.
- 8.5.4 The provision of waste storage / cycle parking access / pedestrian access point being via a re-introduced on Belle Vue Road is not considered to cause a significant harmful impact on occupiers elsewhere on the road, with the side street being a more appropriate location for such movements, rather than potentially harming / conflicting with highway safety on Tilehurst Road. It will also provide an alternative means of accessing the site, potentially separating vehicular and non-pedestrian movements into the site, to the benefit of future occupiers and the wider highway network.
- 8.5.5 As a result of the proposals not including any external extensions to the built form, no additionally harmful daylight, sunlight, overshadowing, visual dominance/overbearing effects, outlook or vibration impacts are anticipated to result from the proposals. Although some window openings are being altered, this is not at locations which would significantly harm existing occupiers over and above that possible at present. Lighting is shown on the site plan to solely be at low levels to the front of the site. Given the existing site boundaries, no significant adverse impacts are envisaged from the indicated lighting. During the construction phase, a construction method statement (as secured via condition) will protect the amenity of nearby occupiers too.
- 8.5.6 In respect of all other Policy CC8 factors not explicitly referenced above, no significantly harmful detrimental impacts are envisaged to existing nearby occupiers from the proposed development. In summary, whilst some shortfalls have been identified, the extent of the harm is not considered significant enough to warrant a reason for refusal on this basis. In

overall terms the proposals are considered to adequately comply with the general thrust of amenity Policy CC8.

8.6 Trees, landscaping, ecology and biodiversity

- 8.6.1 As per sections 5.5 and 5.6 above, the proposals are considered appropriate in these respects, subject to a series of conditions. In general terms, the intended approach towards on-site landscaping is supported in the context of the existing on-site arrangements. Precise details will be required to be secured via condition, which the applicant is agreeable to. In terms of ecology/biodiversity matters, GS Ecology has confirmed at section 5.6 above that mandatory biodiversity net gain does not apply in this specific instance but, regardless of this, a net gain in biodiversity is likely to be delivered through the proposed works.

8.7 Transport

- 8.7.1 As per the above transport observations at section 5.2 of this report, the proposals are considered appropriate from a transport perspective. This is subject to a number of planning conditions (relating to parking permits, EV charging points, cycle and waste stores and a construction method statement), which will all be duly secured. More specifically in terms of the cycle and waste stores, more details were submitted during the course of the application, which means these conditions will be compliance-based conditions (requiring the development to be carried out in accordance with the details submitted), rather than requiring further details to be secured at approval of details stage. Planning officers have judged the details submitted at application stage to be sufficient and satisfactory. With regard to the on-site parking, Planning Officers consider that this will be limited to strictly three spaces. The relevant condition will also state that the turning area adjacent to the spaces shall be kept free of obstructions, to enable vehicles to manoeuvre to and from the on-site spaces in a satisfactory manner.

8.8 Sustainability

- 8.8.1 The submission has been accompanied by a BREEAM Domestic Refurbishment Pre-Assessment. This is welcomed in principle in seeking to demonstrate compliance with Policy CC2 and the Sustainability SPD requirements in particular. The BREEAM pre-assessment indicates that a 57.58% rating is anticipated to be achieved, which is within the required 'Very Good' rating (>55%) and therefore policy compliant. To ensure that the sustainability credentials anticipated by the pre-assessment are actually secured in practice, two planning conditions are required. The first relates to securing an Interim BREEAM Very Good rating Certificate at the pre-commencement stage. The second secures a Final BREEAM Excellent rating Certificate prior to the first occupation of any unit. These conditions are necessary to ensure the development is carried out in accordance with sustainable building standards, adhering to both Policy CC2 and the guidance within the Sustainable Design and Construction SPD. With these conditions secured, the proposals will be policy compliant in this matter.

8.9 Pre-commencement conditions

- 8.9.1 Pre-commencement conditions in respect of hard and soft landscaping details, a landscape management plan, Arboricultural Method Statement and Tree Protection Plan details, BREEAM and the construction method statement details are considered to be required. In line with section 100ZA(5) of the Town and Country Planning Act the wording of these conditions were fed into the agent on 3rd February 2026, with the agent confirming agreement to these on 6th February 2026.

9 RECOMMENDATION

- 9.1 In terms of the planning balance, the benefits of the proposals are considered to outweigh any shortfalls of the scheme. In particular, the provision of residential units and the works to the

listed building, helping to sustain and enhance the significance of the asset, are amongst the benefits. The on-site amenity space and proposed landscaping principles, as shown, are other tangible benefits when compared with the current site environment. The totality of the benefits outweigh the identified shortcomings, including the lack of mix of unit sizes, some sub-optimal elements of the proposed accommodation such as outlook and access to day/sunlight within Flat 2 and absence of step-free accessibility to the units, as well as some overlooking/loss of privacy impacts to occupiers of 2b Tilehurst Road. Therefore, in conclusion, the proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and, as such it is recommended to:

a) Grant Planning Permission subject to conditions and the completion of a s106 legal agreement for the following:

- Deferred Affordable Housing Contribution Mechanism
- Should the application site subsequently be extended/alterd to create further residential units then contributions towards affordable housing would apply on a cumulative basis also taking into account this application.

b) Grant Listed Building Consent subject to conditions

PL/25/0293 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:

- 19/566/007 – Proposed Plans, as received 24/02/2025
- 19/566/009 Rev A – Window Schedule, as received 16/06/2025
- 19/566/006 Rev C – Proposed Site Plan, as received 19/02/2026
- 19/566/008 Rev A – Proposed Elevations and Sections, as received 19/02/2026
- 19/566/010 – Proposed Elevations (boundary), as received 19/02/2026

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 on site until a scheme of hard and soft landscaping is 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 first occupation of the building. 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 Policies CC7, EN1 and EN3 of the Reading Borough Local Plan 2019.

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

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

5. * No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

REASON: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

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

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 and highway safety in accordance with Policies EN15, EN16, CC8 and TR3 of the Reading Borough Local Plan 2019.

7. The dwellings hereby permitted shall not be occupied until the three vehicle parking spaces have been provided in accordance with the plans hereby approved (19/566/006 Rev C – Proposed Site Plan, as received 19/02/2026). There shall be no more than three vehicles parked at the site at any time and the turning area adjacent to the spaces shall be kept free of obstructions to enable vehicles to manoeuvre to and from the on-site spaces in a satisfactory manner. The spaces shall be kept available for parking at all times thereafter.

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

8. No dwelling hereby permitted shall be occupied until the bicycle parking facility for the building has been implemented fully in accordance with those details shown on approved plan 19/566/006 Rev C – Proposed Site Plan, as received 19/02/2026. The facility shall be kept available for bicycle parking at all times thereafter.

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

9. Prior to the first occupation of any of the residential units hereby approved, the refuse and recycling storage facility shall be implemented fully in accordance with those details shown on approved plan 19/566/006 Rev C – Proposed Site Plan, as received 19/02/2026. Thereafter, the refuse and recycling storage facility shall be retained for use by occupiers of the dwellings at all times.

REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required, in accordance with Policies CC7 and CC8 of the Reading Borough Local Plan 2019.

10. Prior to the first occupation of any of the residential units hereby approved, details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for all three vehicle parking spaces being provided with electric vehicle charging points, shall be submitted to and approved in writing by the Local Planning Authority. No dwelling hereby approved shall be first occupied until the Scheme has been fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

REASON: In the interests of environmentally sustainable transport, in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

11. No residential unit hereby approved shall 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 new residential 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 Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

12. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

REASON: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area, in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

13. Prior to the first occupation of any of the residential units hereby approved, details of measures to prevent pests and vermin accessing the bin store(s) shall be submitted to and approved in writing by the Local Planning Authority. The approved pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of any serviced residential unit and shall be retained and maintained at all times thereafter.

Reason: To ensure that adequate provision is made for the storage of refuse and that the facilities provided include suitable measures to prevent pests and vermin in accordance with Policies CC5 and CC8 of the Reading Borough Local Plan 2019.

14. No change to the unit mix – 7 x 1-bedroom units - shall be made to the development hereby permitted without written approval from the Local Planning Authority.

Reason: In order to ensure that the proposed development provides an appropriate range of housing opportunities / dwelling types to meeting requirements for different groups, in accordance with Policy H2 of the Reading Borough Local Plan 2019.

15. * 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.

16. 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 15.

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.

PL/25/0293 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 agreed extended timescale for the decision to be issued.
2. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted (with a *) 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.
3.
 - 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.
4. 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.
5. 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.
6. 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.
7. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
8. 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
9. 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.
10. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to

developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is CHARGEABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

https://images.reading.gov.uk/2019/12/CIL_Advice_to_Applicants.pdf

11. 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.
12. Noisy construction, demolition and associated activities should be restricted to between the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, with no noisy works taking place at any time on Sundays and Bank or Statutory Holidays.
13. There should be no burning of waste on the site.

PL/25/0546 conditions and informatives

1. The works hereby permitted shall begin no later than three years from the date of this consent.

Reason: In accordance with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans or specifications:

- 19/566/007 – Proposed Plans, as received 24/02/2025
- 19/566/009 Rev A – Window Schedule, as received 16/06/2025
- 19/566/006 Rev C – Proposed Site Plan, as received 19/02/2026
- 19/566/008 Rev A – Proposed Elevations and Sections, as received 19/02/2026
- 19/566/010 – Proposed Elevations (boundary), as received 19/02/2026

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the Listed Building Consent hereby approved and in order to protect the special historic and architectural character of the listed building, in accordance with Policy EN1 of the Reading Local Plan 2019.

3. All external and internal works of reinstatement and making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile. All such works and finishes shall be maintained as such thereafter.

REASON: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

4. All existing ornamental features, including chimney pieces, decorative plasterwork, including arches and cornices, staircase and skirting boards, shall not be disturbed, and be left in their present positions unless changes are shown on the approved drawings or are

required by conditions to this consent. All these features shall be protected properly during work on site.

REASON: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

5. Prior to their installation, details of all new external window and door joinery and secondary glazing shall have been submitted to and approved in writing by the Council. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details prior to the first occupation of any residential unit.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Council in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building, its setting and conservation area in accordance with Policies EN1 and EN3 of the Reading Borough Local Plan 2019.

6. Prior to commencement of the relevant part of the works, details of the following shall be submitted to and approved in writing by the Council:
 - a) proposed internal partition walls, including details of the method of construction;
 - b) proposed type and location of new and relocated services, including heating, ventilation, and pipework;
 - c) full schedule of internal finishes to floors, ceilings and walls and details of the treatment of walls in new bathrooms and kitchens.

The works shall not be carried out other than in full accordance with the approved details and shall be completed prior to the first occupation of any residential unit.

REASON: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

7. Prior to the repair works to address the water ingress and damp problem on the roof, ceilings, and walls of the historic fabric (including the lower ground floor), a full schedule and specification of repairs shall be submitted to and approved in writing by the Council. The works shall be carried out in accordance with the approved details prior to the first occupation of any residential unit.

REASON: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

Informatives:

1. Officers have worked positively and proactively with the applicant to determine the application within the agreed extended timeframes in conjunction with the associated application for full planning permission.
2. For the avoidance of doubt, no other works are approved except those as authorised by this Consent. Any other works required to the Listed Building may require a separate application for Listed Building Consent and/or an application for Permitted Works to a Listed Building.

