

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

Application for Full planning permission

To: Miss Sian Thomas
hgh Consulting
13-14 Welbeck Street
London
W1G 9XU

Application No: PL/26/0091
Application type: Full planning permission

Applicant: McGrath Group

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: External works to partial areas of all elevations at ground floor level and all areas of each elevation from 1st to 7th floor level, including replacement windows and doors, installation of brickwork following removal of existing glazing, the provision of Juliet balconies on all elevations and protruding balconies on the east and south elevations at 2nd floor level and above, and other associated works.

At: ABBEY GARDENS, 4-6 ABBEY STREET, READING, RG1 3BA

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

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

Date: 11th June 2026



RE
**Acting Director, Planning, Transport &
Public Protection**

Application At: ABBEY GARDENS, 4-6 ABBEY STREET, READING, RG1 3BA

Application No: PL/26/0091

Application type: Full planning permission

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than *three* years from the date of this planning permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:
 - o 8-310.2 Rev P.01 - Proposed Ground Floor Plan – Phase 2
 - o 8-311.2 Rev P.01 - Proposed First Floor Plan – Phase 2
 - o 8-312 Rev P.02 - Proposed Second Floor Plan
 - o 8-313 Rev P.02 - Proposed Third Floor Plan
 - o 8-314 Rev P.02 - Proposed Fourth Floor Plan
 - o 8-315 Rev P.02 - Proposed Fifth Floor Plan
 - o 8-316 Rev P.01 - Proposed Sixth Floor Plan
 - o 8-317 Rev P.01 - Proposed Seventh Floor Plan
 - o 8-318 Rev P.01 - Proposed Roof Plan
 - o 8-400 Rev P.01 - Proposed Sections
 - o 8-400 Rev P.01 - Detail sections
 - o 8-500.2 Rev P.01 - Proposed East and West Elevation – Phase 2
 - o 8-501.2 Rev P.02 - Proposed North and South Elevation – Phase 2
 - o 8-502 Rev P.02 - Proposed South and Central Block ElevationsAs all received on 27/02/2026

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o 8-300 Rev P01 – BLOCK PLAN

As received on 20/05/2026

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. Prior to the relevant parts of the works commencing, a schedule of all new facing materials to be used for the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. Details shall include manufacturers specification details of all external facing materials (to be submitted to the Local Planning Authority) and samples of the brickwork and mortar materials, together with joint profile and bond details are to also be provided on site of a minimum 1 square metre each – the approved details to then be retained on site and be available for inspection throughout the duration of the construction works. The development shall be carried out and thereafter maintained in accordance with the details approved.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7, EN1, EN6, CR2 and CR15 of the Reading Borough Local Plan 2019.

4. Prior to the first use of any external balcony hereby approved, details of a strategy to protect the amenity of neighbouring and nearby occupiers from harmful overlooking and loss of privacy shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the location, position, size, design, manufacturer's specification and ongoing maintenance arrangements of any measures proposed. The approved measures shall be installed in full prior to the first occupation of any residential unit at the site and permanently retained and maintained as such at all times thereafter.

Reason: To protect the amenity of future residential occupants at the site, in the interests of safeguarding the character and appearance of the building and ensuring the new development responds positively to the local context and character in accordance with Policies CC7, CC8, EN1, EN6, CR2 and CR15 of the Reading Borough Local Plan 2019.

5. * No development shall take place until a Construction Environmental Management Plan: Biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include the following:
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".

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- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To minimise impacts on biodiversity in accordance with Paragraphs 187 and 192 of the NPPF and Policy EN12 of the Reading Borough Local Plan 2019.

6. Prior to commencement of the development (excluding any demolition and site preparation works) a report detailing the internal (from windows facing the river) and external lighting scheme and how this will not adversely impact upon wildlife shall be submitted to and approved in writing by the Local Planning Authority. The report shall include the following figures and appendices:

- a) A layout plan with beam orientation
- b) A schedule of equipment
- c) Measures to avoid glare
- d) An isolux contour map showing light spillage to 1 lux.

The internal lighting (from windows facing the river Kennet) shall thereafter be implemented in accordance with the approved details prior to the first occupation of the relevant building for residential purposes and maintained as such thereafter.

Reason: To limit the impact of light pollution from artificial light on nature conservation, in accordance with paragraph 198 of the NPPF (2024) and Policies EN12 and EN16 of the Reading Borough Local Plan 2019.

7. A) Prior to commencement of the development (excluding any demolition and site preparation works), details of biodiversity enhancements, to include 1a) bird and bat boxes, or 1b) bird and bat bricks or tiles built into the walls of the building, and 2) proposals for native and wildlife friendly landscaping, shall be submitted and approved in writing by the Local Planning

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Authority. All bird and bat boxes should be installed in accordance with British Standard BS 42021:2022, and the submitted details shall include specification, location, installation details and monitoring and maintenance arrangements in line with BS: 42021:2022.

B) Prior to the first occupation of any part of the building for residential use, a brief letter report shall be submitted and approved in writing by the Local Planning Authority, confirming that the approved biodiversity enhancements have been installed. The report will include photographs of the features in situ and a simple plan showing their location. Thereafter the biodiversity enhancements shall be permanently retained and maintained in accordance with the approved details.

Reason: To secure the delivery of sustainable long-term biodiversity enhancements on site. This accords with Paragraph 193 of the NPPF, Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

8. The measures within the approved Demolition and Construction Method Statement, namely Façade Demolition and Construction Plan prepared by Randalswood Construction Limited Rev 03 dated and received 19/05/2026, shall be adhered to throughout the whole of the demolition and construction period.

Reason: 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 CC8, CR6 and TR3 of the Reading Borough Local Plan 2019.

9. Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out throughout the demolition and construction stages of the development in accordance with the hereby approved Tree Protection Plan - Abbey Gardens, Reading by Randalswood, as received 30/04/2026.

Reason: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself, in accordance with Policies CC7, EN14 and CR2 of the Reading Borough Local Plan 2019.

10. The glazing, ventilation and any other mitigation specified shall be installed in accordance with the specifications recommended within the Noise Assessment submitted with the application, namely Noise Impact Assessment Report by KP Acoustics Ltd Ref 28800.NIA.01 Rev E, dated 06/01/2026, as received on 26/01/2026. All measures will be completed prior to the first occupation of any residential unit at the site and thereafter the measures shall be permanently retained and maintained in accordance with the approved specifications.

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Reason: In order to protect the amenity of future occupants of the proposed development in accordance with Policies CC8, EN16 of the Reading Borough Local Plan 2019.

11. The development shall be carried out in accordance with the flood risk assessment (Flood Risk Assessment by EAS Revision B, dated 26/01/2026, as received 04/03/2026) hereby approved and the mitigation measures contained therein. These mitigation measures shall be fully implemented prior to the first occupation for residential use (as approved separately) and subsequently in accordance with the scheme's timing/phasing arrangements. The measures shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants, with the Environment Agency considering that the river is highly constrained at this location and the Environment Agency wish to secure the storage capacity of the floodplain, in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.
2.
 1. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
 - ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
3. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
4. A Building Regulations application may be required for the proposed development. Please go to our website for more advice.

<https://www.reading.gov.uk/planning-and-building-control/building-control/apply-for-building-control/>

You can also find advice and submit an application using the Planning Portal.

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5. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
6. You are advised that no tree works are approved by virtue of this consent. Any works to trees subject to a Tree Preservation Order will require submission of a tree works application.
7. The Environment Agency advises the following:
- Environmental permit - advice to applicant
- The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:
- on or within 8 metres of a main river (16 metres if tidal)
 - on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
 - on or within 16 metres of a sea defence
 - involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
 - in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission
- For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.
8. The proposed work should be in accordance with the Borough's Guidance Notes for Activities on the Public Highway. Any licenses required for the development can be obtained from the Council's website using the following link. <http://www.reading.gov.uk/maintenanceandroadworks>
9. Given balconies are proposed which oversail the Public Right Of Way (as shown on the information received on 20th May 2026) a section 177 license will be required. More formally, before any canopy/structure is erected a separate licence must be obtained, under Section 177/178 of the Highways Act 1980, for any part of it that overhangs the highway. A licence can be sought to be obtained from the Council's Highways section at 19 Bennet Road, Reading, RG2 0QX, telephone 0118 937 2138.
10. 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.

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11. 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

NOTES

APPEALS TO THE SECRETARY OF STATE

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

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

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

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

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

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made via the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.gov.uk/>

Purchase Notices

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

Street Naming & Numbering

You must contact Reading Borough Council to:

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

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

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