

COMBINED DELEGATED APPLICATION REPORT

Ward: Abbey

App Ref: **PL/25/1589** Full planning permission

Address: 8A HIGH STREET, READING

Proposal: Change of use of the ground floor to takeaway restaurant involving alterations to shopfront and installation of extractor fan at the rear (amended).

Applicant: Ismail Kaddir

Received date: 05/11/2025

Target Decision date (agreed extension): 24/07/2026

Case Officer: Sian Hickey

Ward: Abbey

App Ref: **PL/25/1590** Listed building consent (Alt/Ext)

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1. SITE DESCRIPTION

The proposal site relates to the ground floor and the basement of 8a High Street, situated on the east side of the street. The site is currently vacant but previously operated as a charity shop (under Class E). The site falls within the Market Place/London Street Conservation Area. The property is a Grade II Listed Building (listing 1113493). It falls within the listed structure of 8 High Street. The listing for 8 High Street is pasted below:

“Summary

Shop house, built in 1904 to designs by William Roland Howell of Coopers and Howell.

History

Modest rural settlements likely existed in the area as far back as the first century. By the time of the Norman Conquest of 1066, Reading had become a town of notable size. After Reading Abbey was founded in 1121, the town grew substantially; spurred on by cloth production, the establishment of the new Market Place, and what would today be known as London Street, an extension to the High Street that facilitated trade to and from London. By 1525, the town's thriving cloth industry led Reading to become the largest town in Berkshire. In 1542, Henry VIII's royal charter made Reading a borough. Following significant upheaval during the Civil War, the town flourished during C18 and C19. Several developments during the late C18 and C19 encouraged further growth and prosperity, including the arrival of the Great Western Railway, improvements to the navigability of the River Kennet, and the growth of the local brewing industry.

8 High Street was constructed in 1904 to designs by the architect William Roland Howell (1867-1940) of Cooper and Howell for E Jackson and Son, replacing an earlier, three-storey building on the site. Its High Street frontage is of a rich, Art Nouveau style. William Roland Howell was an acclaimed local architect who worked in partnership with JJ Cooper as Cooper and Howell from 1891 to 1905. Howell became Superintendent of Works for Berkshire in 1924, Chairman of the Berkshire Society of Architects in 1922, and Mayor of Reading between 1921 and 1922. The builders of 8 High Street were Lewis Bros of Poole, with faience from Messrs AE Whitehead of Leeds.

Prior to its early-C20 reconstruction, the building had a two-storey extension to its rear, east elevation which abutted a small courtyard and stable. A rear, three-storey element is present in 2022, indicating the original extension was rebuilt with an added storey while following the same footprint. The site behind the building has been cleared for the redevelopment of a new residential block to Jacksons Corner. The shopfront facing the High Street is a later-C20 replacement.

Details

Shop house, built in 1904 to designs by William Roland Howell of Coopers and Howell.

MATERIALS: the street-facing elevation is of faience tiles with timber and coursed rubblestone shopfront. The rear elevations are of red brick.

PLAN: the building is of three storeys plus attic and basement. It comprises two principal volumes: a principal range to the west fronting High Street and a rear range extending eastwards into the urban block.

EXTERIOR: the front, west elevation of 8 High Street is designed in a rich, Art Nouveau style. It presents a wide, single-bay frontage onto the High Street. The ground floor is largely occupied by a later-C20, glazed shopfront with half-glazed double doors to the north. The black overlight above the entryway at the northern end of the façade reads 'BANK CHAMBERS / No. 8a' in gilt letters. Black faience tiles flank the shopfront on either side and extend upwards to enclose a large, fan-shaped window at first-floor level. Voussoirs with curvilinear, Art Nouveau-style motifs surround this window. The upper half of the first storey is clad in green faience tiles. The second storey is divided by three trapezoid hanging buttresses that are connected to the first storey by decorative, foliate corbels. Each buttress is stamped with a relief cartouche. Two bays of tripartite, segmental-headed sash windows span the intervals between these buttresses and are each topped by a curved modillion cornice. At its apex, the building exhibits a heavy modillion cornice with flanking, foliate turrets. The principal, west range of the building has a pitched roof. The west roof slope carries a large dormer with a tripartite, mullioned casement window and a heavy modillion cornice. The rear range has an irregular gable roof, the eaves of which are oriented north/south and span the rear element of 8 High Street. The north, east and south elevations of 8 High Street are red brick. The north elevation fronts onto a shared service alley with 1-2 Market Place, while the east elevation comprises two small, ancillary extensions and an irregular layout of four casement windows."

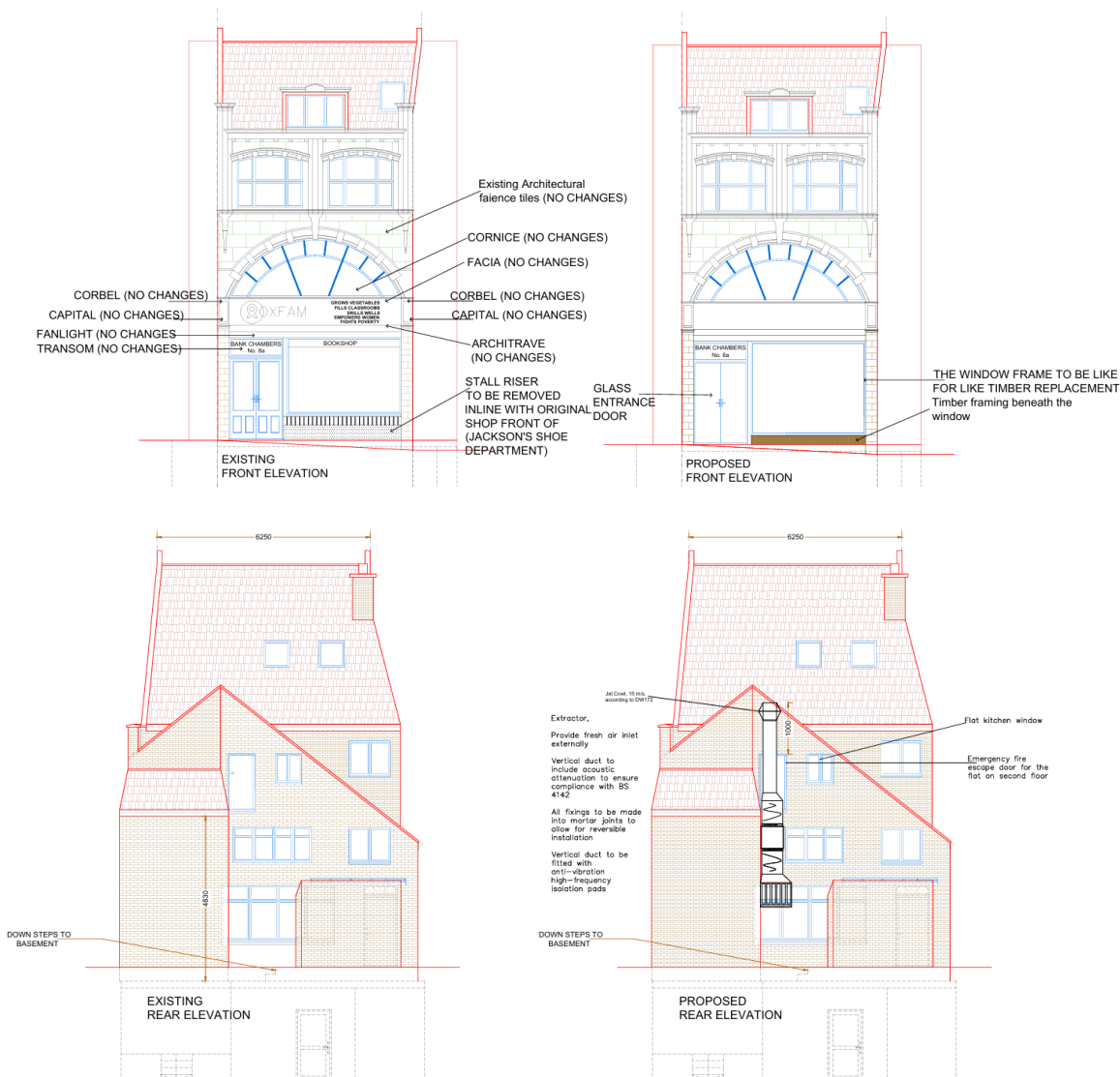
The proposal site is also within an Air Quality Management area (AQMA), and an Article 4 Direction area which controls conversion and additional stories for residential. The site is within the central Reading area, the central core, Abbey Quarter, the primary shopping area and a designated primary frontage.

A site visit was carried out by the Planning Officer and the Conservation Officer on 20/01/2026

A further site visit was carried out by the Environmental Protection Officer on 04/03/2026.

2. PROPOSAL AND SUPPORTING INFORMATION

Amended proposal for planning permission and Listed Building Consent for the change of use to a hot food takeaway restaurant including alterations to the shopfront and an installation of extractor fan at the rear.



Plans/Documents considered:

Heritage Statement received 7th April 2026

Location Plan received 7th April 2026

Drawing No.202501-HB05 P02 – Existing Side Elevation 1 received 7th April 2026

Drawing No.202501-HB06 P02 – Proposed Side Elevation 1 received 7th April 2026

Drawing No.202501-HB02 P02 – Proposed Floor Plans received 7th April 2026

Drawing No.202501-HB01 P01 – Existing Ground Floor Plans received 7th April 2026

Drawing No.202501-HB09 P02 – Existing and Proposed Roof Plans received 7th April 2026

Drawing No.202501-HB10 P01 – Block Plan received 7th April 2026

Drawing No.202501-HB08 P02 – Proposed Side Elevation 2 received 7th April 2026

Drawing No.202501-HB07 P02 – Existing Side Elevation 2 received 7th April 2026

Schedule of Works received 9th April 2026

Amended Application Form received 9th April 2026

Odour Assessment received 9th April 2026

Drawing No.202501-HB03 P02 – Existing and Proposed Front Elevations received 8th May 2026

Drawing No.202501-HB04 P02 – Existing and Proposed Rear Elevations received 8th May 2026

Canopy Drawings received 11th May 2026

Noise Assessment received 19th May 2026

Construction Methodology Statement received 16th July 2026

3. RELEVANT PLANNING HISTORY

There is no recent planning history for 8A High Street

4. CONSULTATIONS

A site notice was displayed on the nearest lamp column outside the front of the property on 16th December 2026 for a period of 21 days.

No letters of representation were received by members of the public.

RBC Environmental Protection

Noise and odour assessments are required to support the application.

Planning Officer Note: These assessments were subsequently submitted for review. The EPO recommended that the fan be relocated internally to reduce the risk of disturbance, which was agreed by the applicant/agent. The noise assessment was then updated to reflect this change.

The EPO reviewed the revised documentation and confirmed the proposals are acceptable. A planning condition is attached to this permission requiring the mitigation measures in the report to be implemented in accordance with the specified details.

RBC Transport

This application consists of the change of use of the ground floor unit at 8A High Street, from retail use to a takeaway restaurant. The application also includes a new entrance door and installation of an external extractor fan to the rear.

In accordance with the Council's current Parking Standards the proposed use would require 2 parking spaces. There is no onsite parking associated with this site and the area is subject to extensive parking restrictions preventing unauthorised on street parking. There are loading bays located on Market Place which is in close proximity to the site. In the circumstances it is considered that the proposed change of use would not have a material impact on the character of the traffic in the vicinity of the site. The site is in a highly sustainable location, and unauthorised parking can be managed via the extensive restrictions in place.

Cycle storage is required at a ratio of 1 Space per 6 staff. No details have been provided.

Refuse storage and collection arrangements have not been stated, clarification is required.

Given that a new entrance is to be introduced, details of any temporary footpath closures is required and details of where materials will be stored etc.

In principle there are no Transport objection, however clarification is required for comments made above.

Planning Officer Note: the agent's response is within the 'Transport Matters' section of the report.

RBC Conservation Officer (the complete comments can be viewed in the online public file).

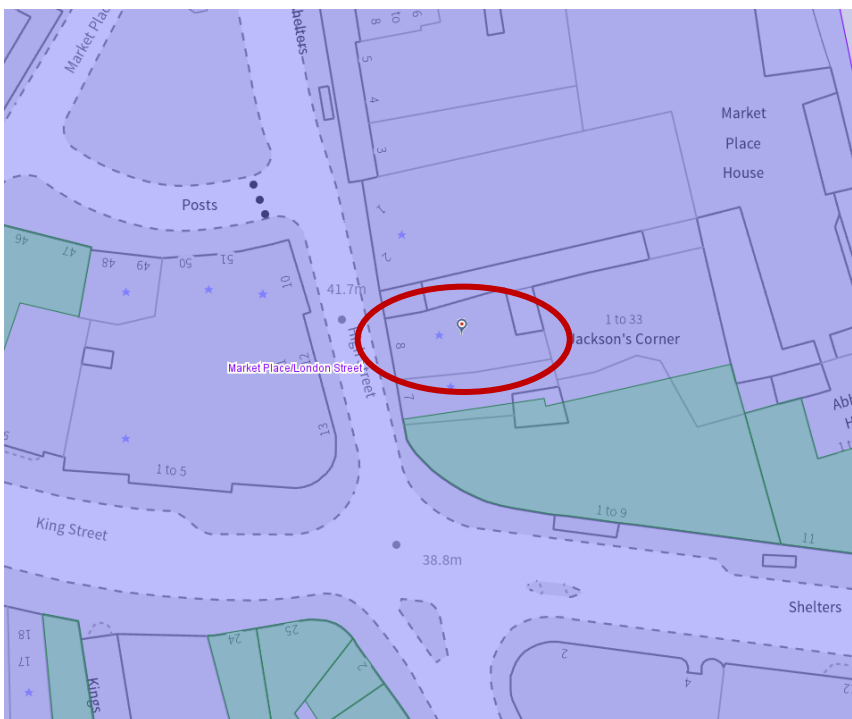
A summary of the original comments is as follows:

The listed building application provides insufficient information regarding the significance of the building's fabric and lacks the retrospective works and the specific impacts of the proposals thereon, to enable special regard and attention to be paid to the desirability of preserving or enhancing the character and historic fabric of the listed building as expected by sections 16 of the Act, the NPPF and historic environment policies of the Reading Borough Local Plan. It is not possible to adequately assess the impact of the proposed development, having regard to the Listed Building status. In the absence of this information, it has not been possible to demonstrate that the proposal would comply with the NPPF and Development Plan and/or other material considerations.

The proposed shopfront with a new door, by reason of its size, siting and unsympathetic design and appearance, would be an incongruous addition that would further disrupt the visual composition of the original retained façade, causing harm to the special historic and architectural interest of the listed building at 8 High Street and the character and appearance of the Market Place/London Street Conservation Area. The works would therefore result in less than substantial harm to the significance of the heritage assets, and they would be contrary to the Policies EN1, EN3 and EN6 of the Reading Borough Local Plan and NPPF (2024). It is not considered that there is sufficient public benefit to outweigh the less than substantial harm to the significance of the heritage asset.

Relevant heritage assets

The application site relates to the Grade II Listed Building 8 High Street from 1904 in Art Nouveau style ([8 High Street, Non Civil Parish - 1113493 | Historic England](#)). Situated to the east of High Street, to the south of Market Place, the building is adjacent to two other listed buildings at 1-2 Market Street to the north and 7 High Street to the south, and it lies within the Market Place/London Street Conservation Area where high number of listed buildings and buildings of townscape merit are located, as illustrated below.



Application Site (red circled), listed buildings (starred), buildings of townscape merit (green), and conservation areas (light purple)

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.

In addition to the Grade II listed buildings' historic and architectural interests of their own, their location and position within Reading, prime retail streets retaining historic frontages, have strong visual containment within the historic centre of the town.

During the officer’s recent site visit, it is noted that although there have been some external and internal alterations to the listed building and its curtilage, the scale, footprint, construction system with later modern additions and the facades of the building, which strongly contribute to the significance of the building and the conservation area, should be retained and conserved. The current condition of the building does not show any problems, although all of its internal walls, ceilings and floors (not structural timber elements of the floor) have been stripped off, and all internal partitions and fixings were removed. There are still some details and elements that reflect the age and importance of the historic fabric. Although it would not be possible to preserve them all, it is crucial not to treat the building as a modern one on the basis of historic/modern alterations. The basement, especially, should be noted.

On the ground floor, the impact of the residential entrance and modern shopfront is clearly visible, while internally, the cast iron column, a historic structural element of significance, draws attention together with the historic walls and timber flooring structure below.



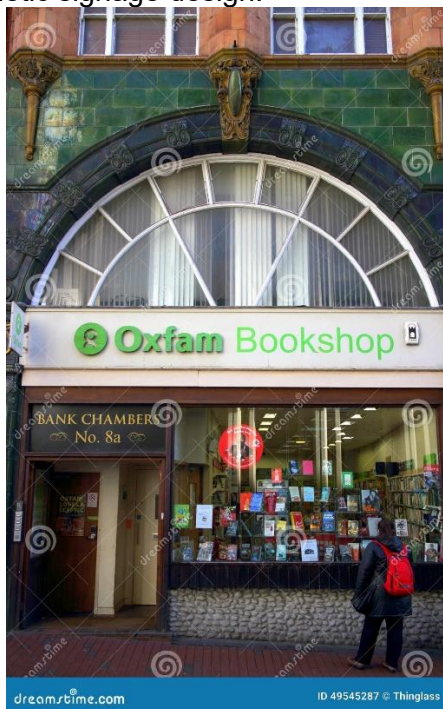
Therefore, the building retains its significance, some of which stems from the historic structural interventions. The front façade being the most important part of the building, structural elements, footprint, timber sash and casement windows, as well as small details from the Victorian period (as listed above), enhance the character and integrity of this building.

Impact of proposal upon heritage asset(s)

The change of use to a hot food takeaway and associated external and internal works to the listed building could be acceptable in principle. However, I am not able to fully assess the impacts of the proposal as some of the submitted documents are insufficient, and there are some works carried out without consent. As such, these applications need to be either withdrawn or radically altered to include the significance assessment and an appropriate sensitive approach to the special interest of the listed building.

I would like to see these applications as an opportunity to remove unsympathetic elements and materials from the listed fabric and the application of conservation principles when creating a space for new use. As such, the following lists the requirements for listed building consent and full planning permission applications for this listed building.

- A heritage statement that includes the significance of the surviving fabric and the impact of the proposed works.
- There is an existing outbuilding (toilet block) and some corrugated plastic sheeting installed between the main building and the outbuilding. These should be shown on the existing block plan, and the work on them should be clarified. Corrugated plastic sheet is not an acceptable cover for the listed curtilage.
- There are newly installed dark grey plastic windows, which again should be included within the application. Plastic is not an appropriate material for the listed fabric. The fact that it would not be visible/totally visible from the street scene does not make it acceptable. This is a listed building located within a conservation area whose not just appearance but the character should be conserved as well.
- The schedule of work would be required for each and every part of the ground and basement floor. We expect to see the use of natural materials that are suitable for the listed fabric, such as lime and timber (not any cementitious material). The internal space could be divided by timber stud walls, but for the listed building consent, details of all new elements and materials would be submitted to the Council.
- The installation of a commercial kitchen and associated extractor duct (not extractor fan) would result in some harm, although I would be put to the rear. Therefore, for the heritage balance, some conservation works should be clearly described within the application. Information and details for the new services would be required for the applications.
- The proposed shopfront design is not suitable; it does not follow the basic design principles or the historic shopfront features. Alternative designs and materials that would enhance the appearance of the building and the conservation area should be considered. An expert is required for the design and heritage of this design. It would be more appropriate not to propose an additional entrance but to use the existing one, with improvements to the façade, such as colour matching the upper floors of the building and a sympathetic signage design.



- *Photograph of the façade from the search on Google, showing the effective use of dark colouring for the shopfront, creating better integration (relationship and connection) with the upper floors. This can reduce the negative impact of the late 20th century alterations to the façade of the listed building.*

Planning Officer Note: Further information was submitted and the Conservation Officer confirmed the acceptability of the amended scheme subject to conditions. This is detailed further below.

Conservation Area Advisory Committee (the complete comments can be viewed in the online public file).

In summary:

- The heritage assessment provides insufficient detail about the changes to the interior of the building and removal of possibly original fabric which may be much older than the facade.
- The interior of the building is also covered by the Grade II listing even if not included in the listing description.
- We are not convinced that a separate entrance to the takeaway is required but should it be permitted then the opportunity should be taken to improve the shopfront particularly the stallriser.
- Takeaway use may conflict with Central Reading policies CR7 & CR8.

Equality Act 2010:

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.

5. LEGAL AND PLANNING POLICY CONTEXT

PL/25/1589

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:

The 'National Planning Policy Framework' ("NPPF") 2021 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Plan according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given).

PL/25/1590

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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.

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.

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN1 (Protection and Enhancement of the Historic Environment)
EN2 (Areas of Archaeological significance)
EN3 (Enhancement of Conservation Areas)
EN6 (New Development in a Historic Context)
OU5 (Shopfronts and Cash Machines)
CR1 (Definition of Central Reading)
CR2 (Design in Central Reading)
CR7 (Primary Frontages in Central Reading)
CR8 (Small Shop Units in Central Reading)
CR15 (The Reading Abbey Quarter)

Other documents

Design Guide to Shopfronts SPD (2022)
Market Place/London Street Conservation Area Appraisal (2007)

6. APPRAISAL

Principle

Policy CR7 states that: *“Uses on the ground floor along the designated primary frontages as shown on the Proposals Map will be within one of the following use classes: A1, A2, A3, A4, A5, C1, D1, D2 or related sui generis uses, unless it would be an entrance to upper floors. New developments (or alterations to existing uses) that front onto any of the designated primary frontages will provide an active building frontage with a display window or glazed frontage at ground floor level. Proposals that would result in the loss of A1 or A2 use such that the proportion of the length of frontage within the street in A1 or A2 use falls below 50% will not be permitted, unless the proposal introduces a use that makes a positive contribution to the overall diversity of the centre. 50% of new primary frontages as shown on the Proposals Map should be in A1/A2 use.”*

The proposal does not involve extending the existing shop unit. The proposal would reactivate the vacant unit and its use would fall within one of the classes specified for designated primary frontages on the Proposals Map. In terms of the continuous key frontage of Market Street and High Street (eastern side) the change of use to a Sui Generis takeaway would reduce the number of A1/A2 units (as were). However, on the basis of permitted development rights it would be possible for units to change to alternative uses under Class E, which would not align with the original A1/ A2 use class. The change of use to a Sui Generis takeaway would change a very limited proportion of the overall length of the key frontage and the use would make a positive contribution to the overall diversity of the centre and would enable an effective reuse of a listed building. The unit would have an active ground floor frontage and the residential units above would remain unchanged.

Policy CR8 states that: *“Small shop units make an important contribution to the diversity of the centre. Within the areas characterised by small shop units, the amalgamation of individual shop fronts will not be permitted.”* The aim of this policy is to prevent the loss of smaller units, for example where two or three units are combined into one. This is not the case in this instance, as the physical unit will remain unchanged and only the use is proposed to change.

Policy RL3 (Vitality and Viability of Smaller Centres) limits the number of consecutive takeaway uses to no more than two, however, this policy does not apply to this regional centre. Instead, Policy CR7 (above) is the relevant consideration.

The Conservation Officer confirmed that the change of use to a hot food takeaway along with the associated external and internal works to the listed building could be acceptable in principle, subject to the detail in terms of design and the heritage impact as set out below.

Design, Appearance, and Heritage Matters

Policy CC7 states that: *All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.*

Policy EN1 states that: *Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings.*

Policy EN6 states: *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.*

Policy OU5 states: *Shopfronts, individual features of shopfronts and cash machines will respect the character of the building on which they are located and their surroundings, as well as the wider street, in terms of design, colours, materials, lighting, and location. Features that positively contribute to the character of the building and street will be retained and, where possible, restored*

For shopfronts, the following criteria will be fulfilled:

- a) New shopfronts on listed buildings or in Conservation Areas will respect or enhance the building or area, and will respect the key features of the special historic interest;*
- b) Where a shop occupies multiple units, shopfronts will not run in a continuous horizontal line across the different unit façades. The fascia and the shop windows should be broken up to ensure the features of each unit are not lost.*

The RBC Conservation Officer required additional information and amendments in order for the application to be supported on heritage grounds. Paragraph 207 of the NPPF 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"*.

The applicant/agent worked with officers to satisfy the concerns raised.

Further to the submission of an acceptable heritage statement, along with the revised plans, the conservation officer confirmed that the proposals were acceptable subject to conditions.

The front façade is considered to be the most important part of the building. The plans originally submitted included shop front alterations with a separate entrance door into the proposed takeaway unit, however, it was not considered that the proposed frontage followed the basic design principles or the historic shopfront features. Following concerns, the additional door was removed from the scheme. The front window frame would be a like-for-like timber replacement, with timber framing beneath the window following the removal of the existing stall riser.

The information set out in the submitted 'Schedule of Works' is not considered sufficient, as detailed and specific particulars of the proposed works are required in relation to the listed building. Accordingly, a condition is imposed requiring the submission of a full materials schedule, in order to ensure that the

special architectural and historic interest of the Listed Building, as well as the significance of the Conservation Area, are appropriately safeguarded.

It was noted during the site visit that there were newly installed dark grey plastic windows in place which had not been granted consent. The applicant was advised that the windows were not acceptable and should be removed. The applicant subsequently agreed for them to be replaced and the details will be secured by condition as part of the current application.

A kitchen extractor flue is proposed at the rear of the site and would not be visible from the street scene. This element of the development is not considered to detrimentally alter or impact upon the existing design and appearance of the building due to its siting at the rear and it is not considered to detract from the character of the Conservation Area. The flue would have less than substantial harm at a low level (close to the moderate) to the significance of the listed building. It would be placed at the most altered part of the building/façade (an extension from the 1970s). Furthermore, it is annotated on the proposed plans that the flue would be fixed using fittings into mortar joints, so that it would be more easily reversible.

An informative is recommended to confirm that no advertisement is included with this planning decision, and the applicant will be required to obtain separate advertisement consent and listed building consent if necessary.

Amenity and Environmental Protection Matters

Policy CC8 requires development to not cause a detrimental impact on the living environment of existing residential properties. Policy EN16 requires development to not be damaging to the environment and sensitive receptors through land, noise, or light pollution. Policy EN17 is also relevant and states *"Where noise generating equipment is proposed, the noise source specific level (plant noise level) should be at least 10dBA below the existing background level as measured at the nearest noise sensitive receptor."*

The application site has flats above, and there are other residential flats within the vicinity. This is not an unusual arrangement within a town centre. The residents living above and at the rear of the application site are identified as the sensitive receptors. There are inherent risks to a hot food takeaway associated with noise and odour of a commercial kitchen. Noise and odour assessments have been submitted and reviewed by the RBC Environmental Health Officer. The details within these documents are considered acceptable, subject to conditions for both to ensure the mitigation proposed in the assessments, including for noise for both the ductwork and the separating floor, are installed as per the specifications.

The agent states that the proposed takeaway unit will have an average of 4no. employees on site. The proposed opening hours were originally 10am - 3am Friday and Saturday and 10am - 11pm Sunday – Thursday. However, due to the residential units surrounding the application site, operating until 3am was not considered acceptable, and the applicant agreed to reduce the operating hours until 1am on Friday and Saturday nights.

A condition is attached to this permission to limit hours of operation, to protect neighbouring residential amenities.

Subject to conditions, the proposal is, therefore, in accordance with Policy CC8, EN16 and EN17.

Transport Matters

Policy TR5 requires all new development to provide appropriate levels of car parking, cycle parking depending on the location within the borough. Policy CC5 is also relevant and requires demonstration of good design to waste storage, reuse, and recycling.

As per the Transport Officer comments, there are no transport objections to this proposal. It is considered that the proposed change of use would not have a material impact on the character of the traffic in the

vicinity of the site. The site has no parking provision (which is similar to other commercial uses within the vicinity) however, the area is well served by rail and bus links. The site is in a highly sustainable location and unauthorised parking can be managed via the extensive restrictions in place.

The proposed floor plan submitted illustrates that 2 bike racks and bin storage will be located within the courtyard at the rear of the site, this was also confirmed in the Construction Methodology Statement. The agent advised in an email that the bins would be placed in the alleyway on the day of bin collection - the same arrangement as the other shops on Jackson's corner, and arrangements will be made with Reading Borough Council for collection of recyclable and trade waste.

The bin storage will be secured via a pre-occupation condition. Cycle storage will be conditioned to be in accordance with the approved plans. The cycle storage is contained within a locked courtyard entrance within a tight urban site, with a further locked gate from Market Place.

Further to the Transport Officer comments, the agent confirmed that temporary barriers will be installed at the front of the site, and pedestrian diversion to the opposite side of the road. The works will be programmed to avoid peak pedestrian hours. All works will be short-duration and managed to minimise disruption to pedestrians and neighbouring premises. All materials, tools, and equipment will be stored within the existing shop unit, there will be no storage of materials on the footpath.

These details are provided within the Construction Methodology Statement which will also be secured via a condition.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be in accordance with the relevant policies and acceptable on that basis.

8. RECOMMENDATION

PL/25/1589/FUL
GRANT

PL/25/1590/LBC
GRANT

Recommended conditions for PL/25/1589/FUL:

1. Time limit standard
2. Approved plans
3. Materials – making good/matching
4. Noise mitigation measures
5. Odour mitigation measures
6. Hours of operation restricted
7. Bin storage to be submitted pre-occupation
8. Cycle storage in accordance with approved details
9. Construction Methodology Statement

Recommended conditions for PL/25/1590/LBC:

1. Listed building time limit
2. Materials – making good/matching
3. Approved plans
4. Details of replacement windows
5. Construction Methodology Statement

6. Schedule of works

Informatives:

1. Terms
2. Building Control
3. Complaints about construction
4. Encroachment
5. No advertisement is granted as part of this decision. Advert consent will be required separately.