

DELEGATED APPLICATION REPORT

Ward: Caversham Ward

App Ref: PL/26/0890 Full planning permission

Address: 18 PROSPECT STREET, CAVERSHAM, READING, RG4 8JG

Proposal: Change of use of basement and ground floor from restaurant (Class E) to mixed food & drink establishment and drinking establishment (Sui Generis).

Applicant: Ms Meena Arch

Received date: 06/07/2026

Target Decision date: 03/09/2026

Case Officer: Jonathan Markwell

1. SITE DESCRIPTION

1.1 The application site is located on the west side of Prospect Street, to the south of the junction with Chester Street. The building comprises a basement, ground and first floor property, with the commercial unit at basement and ground floor level and a separately accessed (from ground floor level on Prospect Street) residential unit at first floor level. Access to the commercial unit is primarily via Prospect Street, although access is also possible from the rear, which connects directly onto the Chester Street car park.

1.2 The site is located within the designated Caversham District Centre (Policy RL1), with it being within a key frontage (which runs from 36a Church Street to the west to 30 Prospect Street to the east). The site is also within an air quality management area, but is not a listed building, located within a conservation area or specifically allocated for development. Prospect Street is part of the classified highway network.



External (above) and internal (below) photographs of the site on 17/07/26 (above) and 05/08/26 (below)



- 1.3 The commercial unit is presently occupied by Angel Bar and Supper Club, with the supporting statement specifying the use has operated since opening at Easter 2022. Within the supporting statement included alongside the application, detailed information regarding the nature of the use has been provided. In summary, this describes an independently owned and operated hospitality business, providing a food and drink offering within a managed, table-serviced environment. More specifically, the food offering is stated to be *“a substantial and varied food offering which forms an integral component of the overall business model”*. Based on the officer site visit, a photo of the menu is shown below, with the pizza oven shown on site. During the officer site visit it was clarified that there is no existing ventilation / flue arrangements at the site, with hot food cooking facilitated through the on-site pizza oven. On occasions, pre-prepared food is also brought to the site too.
- 1.4 Alongside the food offering, the supporting statement references that *“the premises offers a comprehensive range of alcoholic and non-alcoholic beverages. The drinks menu includes a wide selection of wines, beers, ciders, spirits, cocktails, premium soft drinks, teas and coffees”*. In addition, the statement continues *“Angel Bar is a managed, table-service venue where customers are encouraged to reserve tables in advance and remain seated throughout their visit”*. This is verified elsewhere in the submission and is collaborated based on the officer site visit, albeit from a limited single visit. The inclusion of events and private hire capabilities are also referenced, as is the general management of the business. On the basis of the officer site visit, it was also evident that waste storage (one refuse bin and separate glass collections) are to the rear, as is servicing. There is also a small (limited height) basement area, which is utilised for storage/fridges/associated elements usually expected with the use. Music speakers were evident in middle/rear section of the premises only, which is the single storey section of the building.

MONDAY & TUESDAYS - CLOSED
WEDNESDAY 4PM - 11PM
THURSDAY 4PM - 11PM
FRIDAY 12PM - 11PM
SATURDAY 12PM - 11PM
SUNDAY - CLOSED

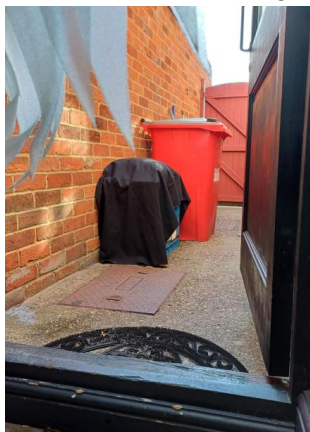
AVAILABLE 7 DAYS A WEEK FOR GROUP
BOOKINGS AND PRIVATE HIRE

FOOD FOR THE SOUL, COCKTAILS
FOR THE SPIRIT

FOOD 'TIL 10PM
LATE-NIGHT SNACKS 'TIL CLOSE
LUNCH SPECIALS EVERY FRIDAY & SATURDAY,
12-3PM



Left: Extract from the occupier's website, with the opening hours consistent with information stated within the submission. Right: Pizza oven next to bar. Below: Bar / seating and waste storage arrangements.





Above: Food (left) and Drink Menus at the time of the officer site visit (05/08/2026).

2. PROPOSAL AND SUPPORTING INFORMATION

2.1 Full planning permission is sought for the change of use of the basement and ground floor of the building (i.e. the commercial unit at the site) from restaurant (Class E) use to a mixed food & drink establishment and drinking establishment (Sui Generis). To clarify, whilst individually a food and drink establishment use is considered a Class E use (specifically Class E(b)) and individually a drinking establishment use is considered a Sui Generis use, this proposal is seeking a mix of the two uses – when combined, the proposed use is therefore a Sui Generis use.

2.2 It is also relevant to note that the supporting statement by the applicant also includes the following commentary:

6.0 Description of the Proposed Development

6.1 This application seeks the change of use of ground floor from restaurant (Class E) to mixed food & drink establishment and drinking establishment (Sui Generis).

6.2 As explained in Section 2 of this Planning Statement, the application is submitted on a without prejudice basis and should not be interpreted as an acceptance by the applicant that a material change of use has occurred or that planning permission is required. Rather, the application has been submitted in response to the Local Planning Authority's view regarding the planning status of the existing operation and to enable that position to be considered through the planning application process.

6.3 The application does not propose any operational development or physical alterations to the building. There are no proposed extensions, alterations to the external appearance of the premises, changes to the existing access arrangements or alterations to customer accommodation. The application relates solely to the planning status of the existing use.

6.4 The existing operation of the business will remain unchanged. Customers will continue to be served within the existing premises in accordance with the established business model described in Section 5 of this statement. The application therefore seeks only to regularise the planning position of an existing and established food and drink venue.

2.3 For completeness, section 2 of the supporting statement is also referenced below too:

2.0 Without Prejudice Position

2.1 This application is submitted on a without prejudice basis and should not be taken as an acceptance by the applicant that a material change of use has occurred, nor that planning permission is required for the existing operation of the premises.

2.2 The applicant maintains that the existing operation continues to provide a substantial food and drink offer and does not accept that the planning status of the premises is as asserted by the Local Planning Authority. However, in the interests of resolving the matter pragmatically and avoiding the need for protracted planning enforcement proceedings, this application has been submitted to enable the Local Planning Authority to consider the acceptability of the existing operation on its planning merits.

2.3 Accordingly, the submission of this application should not be interpreted as an admission that a breach of planning control has occurred, nor should the description of development be construed as an acceptance of the Local Planning Authority's interpretation of the lawful planning use. The application has been drafted in a manner that reflects the Local Planning Authority's stated concerns, solely for the purposes of enabling the application to be determined.

2.4 This Planning Statement therefore focuses on demonstrating that, irrespective of the planning status of the existing operation, the current use of the premises does not give rise to unacceptable planning harm and is fully capable of being supported through the grant of planning permission.

2.4 Whilst the above is noted, it is also relevant that planning permission runs with the land (and not a specific occupier – noting that a personal permission is not sought in this instance) and hence the proposals are required to be considered from the basis of the unit being occupied by any mixed food & drink establishment and drinking establishment occupier, and not necessarily the existing occupier.

2.5 Information submitted and considered as part of the determination of this planning application:

- TQRQM25062192017921 - Site Plan
- TQRQM25062191706510 - Location Plan
- C.01a Rev A - Existing & Proposed Elevations
- C.01b Rev A - Existing & Proposed Elevations
- Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information, dated 03/07/2026.
As all received on 06/07/2026
- D.01 Rev B - Existing and Proposed Floor Plan
- Statement for Angel Bar & Supper Club, 18 Prospect Street, Caversham, Reading, RG4 8JG by Pyramid Planning, Ref PP/18PS/PS/2026 Version 3.0 dated 09/07/2026
- Application for Planning Permission Ref PP-15060144
- Email from Pyramid Planning 'Re: 18 Prospect St, Reading (PL/26/0890)', dated and received on 06/07/2026
As all received on 09/07/2026
- Email from Pyramid Planning 'Re: 18 Prospect St, Reading (PL/26/0890)', dated and received on 13/08/2026

2.6 An officer site visit to the unit took place on 05/08/2026, whilst the existing business was trading.

2.7 In terms of the Community Infrastructure Levy (CIL), the applicant has completed the necessary form as part of the application. It is confirmed that CIL is not applicable in this case and an informative is recommended to confirm this on the decision notice.

3. PLANNING HISTORY

3.1 PL/88/0314 (88-01293-FUL) – Extension of shop for residential and office use. Refused 12/01/1989.

3.2 PL/90/0707 (90-00522-FUL) - First floor rear extension to existing flat to form bedroom; erection of second 1 bedroom flat at first floor level; installation of new shop front. Refused 19/07/1990.

3.3 PL/94/0991 (94-00376-FUL) – Alteration of existing shop front. Permitted 21/06/1994.

3.4 PL/16/0183 (160183) - Change of use from an A1 shop to an A3 restaurant under Schedule 2, Part 3, Class C of the General Permitted Development Order 2015. Prior approval given 29/03/2016.

3.5 PL/25/0345 - Variation of Condition 2 of application PL/16/0183 to allow for extended opening hours. Granted 04/06/2025.

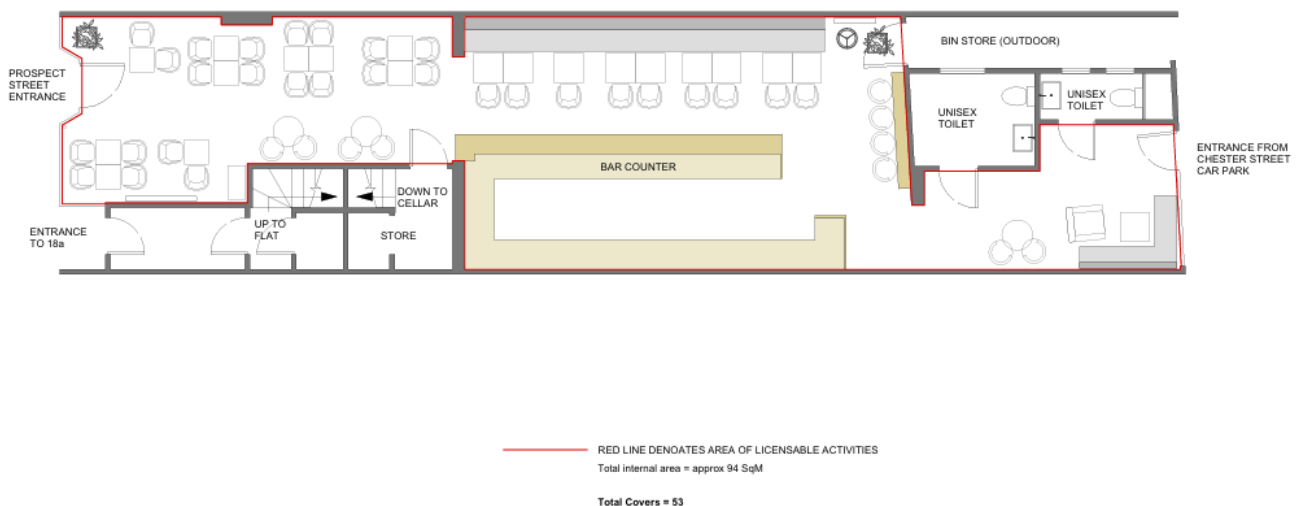
4. CONSULTATIONS

4.1 Public consultation: Site notices were erected at the front and rear of the site on 17/07/2026, expiring on 07/08/2026. No responses have been received.

4.2 Consultees:

4.3 Planning Enforcement: Simply advised that a case which facilitated this application would be closed (effectively paused) pending the outcome of this planning application decision.

4.4 RBC Licensing provided a copy of the latest premises licence, which allows for the exhibition of films (indoors) and the sale of alcohol by retail (on and off the premises), with films permitted daily from 10am-12midnight daily (and until 12.30am on Christmas Eve and New Years Eve) and sale of alcohol from 12noon-12midnight daily (and until 12.30am on Christmas Eve and New Years Eve). The permitted opening hours via the licence are from 9am-12midnight daily (and until 12.30am on Christmas Eve and New Years Eve). It is stated that the licence shall continue in force from 19/11/2025 and is dated 30/12/2025. The plan indicating where licensable activities can take place is shown below:



4.5 RBC Licensing confirms, noting that the planning application relates to the basement area too, that there is no objection to the basement being used from a Licensing perspective. However, if

there is a desire to include a bar or show films in the basement, a premises licence would need to be sought and granted. It is advised that the use of the basement space for seating and consumption of food/alcohol can take place without an application, as the existing licence already includes off premises activities. Planning Officer comment: That feedback can be included as an informative on the decision notice, for the information of the applicant.

4.6 RBC Environmental Protection's original comments on the application were as follows:

As there is no proposal to change the opening hours, and the kitchen extraction system is as existing, I don't believe that the change of use would trigger me to require a noise assessment for the mechanical plant.

I would recommend that further information be submitted regarding the acoustic insulation between the ground and first floor due to there being a residential flat at first floor, and the risk of there being noise from a drinks venue is greater than a restaurant (music likely to be louder, customers more 'enthusiastic' etc.).

4.7 The applicant submitted further information in response to the above comments, related to (in summary) the placement of speakers, the operational history, the provision of additional noise management measures and physical construction matters.

4.8 RBC Environmental Protection considered the further information and recommended that more technical information should be sought on the acoustic insulation properties of the separating floor/ceiling. This could involve the use of engineer's drawings and sampling, or it could be carried out via acoustic testing (which would necessitate access to the flat).

4.9 Upon further discussions with the Planning Officer, whereby it was pointed out that under the 2016 prior approval at the site (see relevant history above) the unit already has lawful Class A3 use and it was suggested a condition could be secured restricting music being audible within adjoining premises, the following further position statement was provided:

4.10 For a change of use to A4 (planning officer note: now sui generis drinking establishment) it would normally be recommended that sufficient information be submitted to confirm that the insulation between the use and any adjoining residential use meets the 55 dBA level, as per the Council's standard condition to prevent excessive noise transfer. It is however acknowledged that as the use is currently A3 (planning officer note: now Class E), the noise from customers is likely to be similar to existing, but there is more potential for loud music with an A4 (planning officer note: now sui generis drinking establishment) use. As the speakers are in the area of the premises with no flat above, the risk is slightly reduced. Further reassurance would be provided by the suggested condition restricting music being audible within any nearby premises.

4.11 RBC Transport Development Control advise that the application does not propose any operational development or physical alterations to the building. There are no proposed extensions or changes to the external appearance of the premises or access arrangements; The application appears to only relate to the planning status of the existing use.

4.12 The site is located in a CPZ area, therefore unauthorised parking can be monitored and controlled, there are 2 public car parks in the immediate vicinity for patrons to use. Therefore, there are no Transport objections to this application.

4.13 Consultations were also sent to: RBC CCTV team; RBC Waste Operations; RBC Consumer Protection (who carry out food hygiene ratings – noting that the existing occupier has a 5 Very Good food hygiene rating, having been inspected on 22/11/2024); and the Designing

Out Crime Officer at Thames Valley Police. No responses have been received from these consultees.

5. LEGAL AND PLANNING POLICY CONTEXT

5.1 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' (Policy S3). The following local and national planning policy and guidance is relevant to this application:

5.2 National Policy

National Planning Policy Framework (August 2026), with a particular focus on:

Chapter 3. Decision-making policies

Chapter 4. Achieving sustainable development

Chapter 7 Building a strong, effective economy

Chapter 8. Ensuring the vitality of town centres

National Planning Practice Guidance 2014 onwards

5.3 Reading Borough Local Plan (2019)

CC1 Presumption in Favour of Sustainable Development

CC3 Adaption to Climate Change

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

EN16 Pollution and Water Resources

TR3 Access, Traffic and Highway-related matters

OU5 Shopfronts and Cash Machines

RL1 Network and Hierarchy of Centres

RL2 Scale and Location of Retail, Leisure and Culture Development

RL3 Vitality and Viability of Smaller Centres

5.4 Local Plan Update

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

5.5 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.

5.6 Officer advice in respect of the Local Plan policies pertinent to this application is that they remain in accordance with national policy and that the objectives of those policies remains very

similar in the submission draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be 'out of date'.

6. APPRAISAL

6.1 Land use

6.2 The 2016 prior approval at the site permitted a Class A3 use at the site. Changes to the use class order on 1 September 2020 meant this then became a Class E use – commercial, business and services in 11 parts.

6.3 The proposal seeks the change of use of the basement and ground floor from Class E to a mixed food & drink establishment and drinking establishment (Sui Generis) use. Considering the 'loss' of the existing lawful use within the context of the proposed use, it is acknowledged that the proposal would lessen the scope of the uses possible at the building, with the proposed use only incorporating one of the existing Class E uses (Class E(b) sale of food and drink for consumption (mostly on the premises)).

6.4 However, set within the context of both components of the proposed mixed use being 'centre uses' (as per paragraph 4.6.16 of the Local Plan, which is supporting text to Policy RL3), the proposals are essentially changing one set of 'centre uses' for another. With this in mind, there are no in-principle concerns with the proposals from a land use perspective. The proposed mixed use, which individually would be Class E(b) (as already mentioned) and Sui Generis (drinking establishment), but when mixed (as proposed) would be a Sui Generis use comprise 'centre uses' and would therefore help maintain and enhance the vitality and viability of the Caversham District Centre the site is located within (Policy RL1).

6.5 With specific regard to the component parts of Policy RL3, part a) is not engaged as although the site is a 'key frontage' it does not involve development involving a net loss of A1 retail or A2 financial and professional services (when read in the context of this policy dating from 2019, before the 2020 Use Class changes referenced, at which point A1/A2 were revoked – in 2019, the lawful existing use was A3 – so for the purposes of the assessment of this element, it is considered within the pre-2020 use class changes context). The proposals comply with part b) of Policy RL3, as they do not involve a Class A5 takeaway and, as explained above, there would be no loss of 'centre uses' for 'non-centre uses'. The proposals meet part c) of Policy RL3, as the proposals include 'centre uses' at ground floor level. Part d) of the policy is not considered to apply. Hence, in overall land use terms, the proposals are supported and welcomed.

6.6 Amenity

6.7 There are a number of amenity-related considerations. It is firstly reiterated, further to paragraph 2.4 above, that planning permission runs with the land (and not a specific occupier) and hence the proposals are considered from the basis of the unit being occupied by any mixed food & drink establishment and drinking establishment occupier, and not necessarily the existing occupier.

6.8 In terms of hours of opening, the supporting statement notes the hours authorised by PL/25/0345 are until midnight on Fridays and Saturdays and until 11:00pm on all other days. The supporting statement also notes the existing operator does not typically open on all days or until latest hour permitted. Furthermore, the agent has confirmed that the application does not seek any extension to the operating hours already approved by the Council under PL/25/0345. It is considered that the recently permitted hours continue to be suitable in association with the proposed use, with a similar condition recommended in this instance. The proposed condition will

also specify permitted hours for Bank Holidays and Statutory Holidays, which the current permission does not specifically reference. With this condition secured, it will protect local residents and the area generally from unreasonable disturbance arising from the use.

- 6.9 Turning to consider noise matters, this has been subject to discussion between the applicant, Environmental Protection Officer and the Planning Officer during the course of the application, as referenced above at section 4. Ultimately, it is considered that satisfactory information has been provided during the course of the application and providing that a condition restricting music played within the building being audible within adjoining premises will satisfactorily protect the amenity of adjoining premises and the area generally from noise disturbance. The context of the existing lawful use is considered pertinent in reaching this conclusion on this matter.
- 6.10 With regard to ventilation matters, there is no existing external ventilation equipment associated with the existing operator at the site, with an on-site pizza oven, other food being prepared solely on-site or brought on-site ready for consumption. Hence, there are no current issues with regard to nuisance or pollution from cooking odours. The provision of any external flue extraction system would require separate planning permission, so should a separate occupier operate from the site in the future under this permission and wish to install an external flue extraction system, then a separate application would be required at that time, at which point such matters would separately be assessed. With this in mind, an informative is recommended to be included on the decision notice, stating that should any external flue extraction system be required in association with the permitted use, a separate planning application for the provision of this equipment would be required.
- 6.11 In relation to servicing and delivery matters, the double yellow lines on the busy Prospect Street and expanse of space to the rear of the site within the Chester Street car park is such that all servicing and delivery requirements for the proposed use can satisfactorily take place to the rear of the site. These arrangements have been utilised by the various occupiers along this stretch of Prospect Street for a long period of time, with no known issues arising. The current occupier has a single glass bin and also a larger general waste bin, with both collected via a private collection contract. In light of all of the above context, it is not considered necessary to secure any specific servicing management plan, waste storage and collection or related matters as part of this application, with any operator of the use proposed being unlikely to give rise to concerns of such an extent to warrant these matters being more formally managed.



Above: Views of the rear of buildings which front onto Prospect Street, including the application site.
Below: The wider context of the Chester Street car park, showing space for deliveries and servicing of all units alongside the vehicular parking area (aerial view via Google Maps).



- 6.12 With regards to crime, disorder and fear of crime (as per Policy CC7), there are no inherent component parts of the proposals, as shown, which would be considered to give particular rise to such impacts. The active use of the building, together with 'active window displays' shown on the proposed elevation plan along the length of the front (Prospect Street) elevation at ground floor level, will help to retain a vibrant and attractive appearance in the vicinity of the site, integration with the public realm and maintain active surveillance, in line with Policies CC7 and OU5. It is considered necessary and reasonable to include a compliance-worded condition to seek to ensure that this is maintained in the future, thereby seeking to ensure the shopfront does not in-time include window vinyls, roller shutters, or similar which would obscure visibility between the public realm and the unit during the hours of opening, without these first being assessed accordingly.
- 6.13 In terms of accessibility (as referenced in Policy CC7), the ground floor offers step free access, meaning the unit is accessible and usable for all, with a ground floor accessible toilet also provided. Hence, in this regard the proposals are welcomed. In overall amenity terms, subject to a number of conditions, the proposals are considered to be appropriate.
- 6.14 Transport
- 6.15 As per the RBC Transport Development Control observations above at section 4, there are no specific transport-based concerns with the proposals, with nearby public car parks providing suitable provision for customers and staff. The accessible location of the site also counts in favour of the proposals.
- 6.16 Other matters
- 6.17 It is noted from the application form that the proposals would provide 3 full-time and 3 part-time employment opportunities, which is acknowledged as a benefit of the proposals.
- 6.18 Whilst Policy CC3 specifies that all development will demonstrate how they have been designed to incorporate measures to adapt to climate change, in the context of this being a change of use

of commercial premises, there are acknowledged to be few reasonable opportunities to incorporate such measures.

- 6.19 In terms of biodiversity net gain matters, it is agreed that the proposals would be subject to the de minimis exemption, as being a development below the threshold.
- 6.20 It is noted that at various points within the supporting statement submitted with the applicant it is stated that the proposals are seeking retrospective planning permission. This was also originally referenced in the description of development, prior to this being omitted by agreement of the agent on 09/07/2026. This was omitted, as officers did not consider it relevant to reference this. Section 55 of the 1990 Act makes no distinction between proposals for development and those made retrospectively. Hence, it was not necessary or appropriate to reference this in the description of development or consider this within the context of this assessment.
- 6.20 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.

7. CONCLUSION

- 7.1 In conclusion, the proposed development has been assessed and is considered to be in accordance with the above relevant policies. Planning permission can be granted, subject to conditions.

8. RECOMMENDATION

Grant planning permission subject to conditions

Recommended 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:

- TQRQM25062191706510 - Location Plan
- C.01a Rev A - Existing & Proposed Elevations
- C.01b Rev A - Existing & Proposed Elevations
As all received on 06/07/2026
- D.01 Rev B - Existing and Proposed Floor Plan
As received on 09/07/2026

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. The premises shall not operate outside the following hours at any time:

- a) 08:00 hours to 23:00 hours on Sundays to Thursdays and all Bank Holidays and Statutory Holidays, and
- b) 08:00 hours to 00:00 (midnight) hours on Fridays and Saturdays

Reason: In order to protect local residents and the area generally from unreasonable disturbance arising from the use, in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

4. No music shall be played from within basement and ground floors which is audible within any adjoining building.

Reason: To safeguard the amenities of the adjoining buildings and the area generally from noise disturbance, in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

5. Notwithstanding the provisions of Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended), the shopfront hereby approved on C.01b Rev A - Existing & Proposed Elevations, as received on 06/07/2026, shall retain 'active window displays' along the length of the front (Prospect Street) elevation at ground floor level, without the installation of window vinyls, roller shutters, or similar which would obscure visibility between the public realm and the unit during the hours of opening.

Reason: In the interests of retaining a vibrant and attractive appearance in the vicinity of the site, integration with the public realm and improving active surveillance, in line with Policies CC7 and OU5 of the Reading Borough Local Plan 2019.

Informatives:

- 1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target timescale for the decision to be issued.
- 2. 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.
- 3. 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 NOT APPLICABLE. 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.
- 4. Should any external flue extraction system be required in association with the permitted use in the future, separate planning permission for the provision of this equipment would be required from the Local Planning Authority prior to any such equipment being installed.

5. RBC Licensing confirms that there is no objection to the basement being used from a Licensing perspective. However, if there is a desire to include a bar or show films in the basement, a premises licence would need to be sought and granted. It is advised that the use of the basement space for seating and consumption of food/alcohol can take place without an application, as the existing licence already includes off premises activities.