

DELEGATED APPLICATION REPORT

Ward: Katesgrove Ward

App Ref: PL/26/1156 Lawful development: Proposed use

Address: INDIGO APARTMENTS, 45 CROWN STREET, READING

Proposal: External remediation works to Indigo Apartments

Applicant: Company

Received date: 26/08/2026

Target Decision date: 21/10/2026

Case Officer: Sian Hickey

INTRODUCTION

Indigo Apartments is an existing six-storey residential building comprising 17 apartments located on the south side of Crown Street in Katesgrove Ward in Reading. The building was originally an office block constructed in the 1970s which was converted to residential use. The building is constructed from brick and cladding. The nearby area is a mixture of commercial and residential. The application building is not listed, nor does it fall within a conservation area.

The applicant has submitted an application for a lawful development certificate to confirm that the proposed external remediation works would not constitute development and, therefore, would not require planning permission.

PROPOSAL

The proposal is for external remediation works to Indigo Apartments comprising the removal of the existing external cladding systems and their replacement with new non-combustible cladding systems of a similar appearance. The works include the replacement of the existing blue HPL and insulated steel cassette cladding with a VitraDual aluminium cladding system, and the replacement of the existing timber-effect cladding systems with a Cedral fibre cement cladding system, together with associated supporting systems, insulation and ancillary works.

The supporting statement states that a Fire Risk Appraisal of the External Walls undertaken in accordance with PAS 9980:2022 identified combustible materials within a number of the existing external wall systems and recommended their replacement with materials achieving the appropriate fire performance classification.

The depth of the proposed cladding will be the same as the existing, and the colour has been matched as closely as possible.

DOCUMENTS SUBMITTED

The following plans/documents were submitted to the local planning authority on 26th August 2026:

Application form received 26/08/2026

Supporting Statement received 26/08/2026

Location Plan received 26/08/2026

Drawing No. 2010 P01 – Site Plan received 26/08/2026

Drawing No. 5008 P01 – Proposed West Elevation received 26/08/2026

Drawing No. 5007 P01 – Proposed South Elevation received 26/08/2026

Drawing No. 5006 P01 – Proposed East Elevation received 26/08/2026

Drawing No. 5005 P01 – Proposed North Elevation received 26/08/2026

Drawing No. 5003 P01 – Existing West Elevation received 26/08/2026
Drawing No. 5002 P01 – Existing South Elevation received 26/08/2026
Drawing No. 5001 P01 – Existing East Elevation received 26/08/2026
Drawing No. 5000 P01 – Existing North Elevation received 26/08/2026
Drawing No. 8000 P02 – Northern Parapet Existing and Proposed received 11/09/2026

PLANNING HISTORY

PL/01/1227 - Conversion of existing office building (other than ground floor to be retained as office) into apartments, and construction of new residential block adjoining existing block. In total proposing 16 units with 17 parking spaces. **Permitted subject to legal agreement 05/04/2022**

PL/04/1423 - Change of use and internal alterations to Unit 18 (office unit) to form a 1 x 2 bedroom flat. **APPROVED 26/11/2004**

CONSULTATIONS

Consultations are not required for an application of this type, however, due to the nature of the proposals, the RBC Building Control Department and the Royal Berkshire Fire and Rescue Team were consulted.

No comments have been received from Building Control.

The Royal Berkshire Fire and Rescue Team stated that there is no duty placed upon the Fire Authority under the aforementioned legislation to make any comment relative to the application.

The proposals have, however, been cursorily examined and inasmuch as would affect the planning application and appear to meet the basic principles of means of escape in case of fire.

RELEVANT PLANNING POLICY AND GUIDANCE

National Planning Practice Guidance
Town and Country Planning Act 1990 (as amended)

ASSESSMENT AND CONCLUSION

Section 55(2) of the Town and Country Planning Act 1990 states that building operations which do not materially affect the external appearance of a building do not amount to 'development' and do not require planning permission. The term 'materially affect' has no statutory definition, but is linked to the significance of the change which is made to a building's external appearance.

The proposal has been assessed to ensure that it complies with the criteria above.

External remediation as detailed above [COMPLIES](#)

The proposed works are not considered to materially affect the external appearance of the building and, therefore, not considered to be development. As such, it can be confirmed that planning permission would not be required for the proposed works. Therefore, the Local Planning Authority can issue the applicant with a Certificate of Lawfulness.

DECISION

Grant

