Reading Borough Council
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-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: Feilden+Mawson LLP
21-27 Lambs Conduit Street
London
WC1N 3NL

Application No: 231190
Application type: Full Planning Approval

Applicant: The Secretary of State for Justice c/o Neil Milligan

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: Change of use from E(g)(i) to F1(g) Law Courts for both The Carbon Building and Highbridge House. Fitout of the buildings for use as a Law Court, installation of a new internal lift and new plant to existing roof plant enclosure. New gate and external ramped entrance to the rear of The Carbon Building. Streetscape security features including bollards to footpaths and obscuring film to windows.

At: 20-30 Kings Road, Reading, RG1 3EX

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: 26 April 2024

SDV
Assistant Director of Planning, Transport and Public Protection Services

Application At: 20-30 Kings Road, Reading, RG1 3EX

Application No: 231190
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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:
369386-9478-FMW-RCB-00-DR-A-1000-S2-D0100-Location Plan Rev 01 369386-9478-FMW-RCB-01-DR-A-1211-S2-D0100-S4-D0100-First Floor Plan - Proposed Rev 01
369386-9478-FMW-RCB-02-DR-A-1212-S2-D0100-S4-D0100-Second Floor Plan - Proposed Rev 01
369386-9478-FMW-RCB-03-DR-A-1213-S2-D0100-S4-D0100-Third Floor Plan - Proposed Rev 01
369386-9478-FMW-RCB-04-DR-A-1214-S2-D0100-S4-D0100-Fourth Floor Plan - Proposed Rev 01
369386-9478-FMW-RCB-05-DR-A-1215-S2-D0100-S4-D0100-Roof Plan - Proposed Rev 01
369386-9478-FMW-RCB-ZZ-DR-A-2111-S2-D0100-S4-D0100-South Elevation - Proposed Rev 01
369386-9478-FMW-RCB-ZZ-DR-A-2000-S2-D0100-S4-D0100-North Elevation - Existing Demolition Rev 06
369386-9478-FMW-RCB-ZZ-DR-A-2001-S2-D0100-S4-D0100-South Elevation - Existing Demolition Rev 06
369386-9478-FMW-RCB-ZZ-DR-A-2002-S2-D0100-S4-D0100-West Elevation - Existing Demolition Rev 05
Received 18th August 2023
369386-9478-FMW-RCB-00-DR-A-1002-S2-D0100-S4-D0100-Site Plan – Proposed Rev 10
369386-9478-FMW-RCB-00-DR-A-1210-S2-D0100-S4-D0100-Ground Floor Plan - Proposed Rev 02
369386-9478-FMW-RCB-ZZ-DR-A-2110-S2-D0100-S4-D0100-North Elevation - Proposed Rev 02
369386-9478-FMW-RCB-ZZ-DR-A-2112-S2-D0100-S4-D0100-West Elevation - Proposed Rev 02
Received 14th February 2024
369386-9478-FMW-RCB-00-DR-A-1712-S2-D0100-S4-D0100-Vehicle and Pedestrian Gate Rev 01

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369386-9478-FMW-RCB-ZZ-DR-A-2113-S2-D0100-S4-D0100-Highbridge House Elevations Existing & Proposed Rev 01
Received 28th November 2023
369386-9478-FMW-RCB-00-DR-A-1002-S2- D0100 Site Plan Proposed Bollards Rev 12
369386-9478-FMW-RCB-ZZ-DR- A-2114-S2- D0100 Bollard Section Detail Rev 02
Received 15th April 2024
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 materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.
REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7 and EN1 of the Reading Borough Local Plan 2019.

4. The storage, cleaning and re-use of bricks shall be undertaken in accordance with the 'Method Statement TVC0027 Rev 01' dated 16/04/2024 and received 23rd April 2024 and 'Risk Assessment TVC0027' dated 16/04/2024 and received 19th April 2024. All bricks shall be stored, cleaned and re-used in accordance with the approved details at all times thereafter.
REASON: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

5. The privacy films shall be applied in accordance with 'Opalux Safety and Security Film 200 Micron - Reflective Silver 20 SA-2ORS/200-iSR' received 19th April 2024. All privacy films shall be applied in accordance with the design of the relevant window and glazing bars and shall be translucent viewed from the street. The privacy films shall be reversible and shall be applied in accordance with the approved details at all times thereafter.
REASON: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

6. No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:
a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;

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b) Location on site for storage of plant and materials used in constructing the development;
c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
d) Identification of any footpath closures or road closures needed during construction;
e) Wheel washing facilities on site;
f) A scheme for recycling waste resulting from the construction works. g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
h) Measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
i) Provisions to be made for the control of noise coming from the site during demolition and construction;
j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.
The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.
REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

7. The development hereby permitted shall not be first occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved and shall include a minimum of one Electric Vehicle charging point for the spaces with relevant infrastructure in place to allow for future provision. The spaces, to include a minimum of on EV charging point, shall be kept available for parking at all times thereafter.
REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

8. The development hereby permitted shall not be first occupied until the bicycle parking facilities have been provided in accordance with the plans hereby approved. The facility shall be kept available for bicycle parking at all times thereafter.
REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR1 and TR5 of the Reading local Plan 2019.

9. The development hereby permitted shall not be first occupied until the refuse and recycling storage facility has been implemented fully in accordance with those details

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shown on the approved plans and thereafter retained for use by occupiers of the building at all times.
REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Local Plan 2019.

10. The installation of bollards shall be undertaken in accordance with 'Site Plan Proposed (Bollards) 369386-9478-FMW-RCB-00-DR-A-1002-S2- D0100 Rev 12' and 'Bollard Section Detail' 369386-9478-FMW-RCB-ZZ-DR- A-2114-S2-D0100 Rev 02 Received 15th April 2024. The bollards shall be installed in accordance with the approved details at all times thereafter. The works require a S177 licence from the Highway Authority.
REASON: In the interests of road and public safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

11. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority. An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval. The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.
REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

12. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

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REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

13. Prior to first occupation of the development hereby approved, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor shall have been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum a 50% 'Very Good' rating.
REASON: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CC2 of the Reading Borough Local Plan 2019.13

14. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.
REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

15. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.
REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

16. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the premises shall be used for Class F1(g) Law Courts Use only and for no other purpose (including any other purpose in the same Use Class of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.
REASON: Another alternative use of the premises which may otherwise be permitted by virtue of the above Orders could be harmful in terms of noise, disturbance, traffic generation and impact on the listed building in accordance with Policies CC8, TR3 and EN1 of the Reading Borough Council 2019.

17. Prior to first occupation of the development hereby approved an End User Phase Employment, Skills and Training Plan (ESP) shall be submitted to and approved in writing by the Local Planning Authority, to include:
• Local employment and training outcomes arising from end use; and

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• Opportunities for skills development within the end user organisation.
This agreed plan shall be implemented and adhered to throughout the end use phase.
REASON: To ensure local training and development initiatives, and to support the local economy in accordance with CC9 of the Reading Borough Local Plan 2019 and the Reading Borough Council Employment, Skills and Training SPD.
[*Note: Approval to be in consultation with Ward Councillors, Lead Councillor for Planning; Chair and Vice Chair of PAC*]

INFORMATIVES

1. 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.

2. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

3. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted 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.

4. 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.

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.

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6. 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. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.
For more information go to:
http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy- Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

7. For the avoidance of doubt no signage is approve as part of this application. Separate advertisement consent would be required for the displaying of new advertisements.

8. Works relating to the bollards will require a S177 licence.

9. You are advised that the development lies on a potentially contaminated site. Due to the nature of the historic land use there is the potential of contaminated land being present. The developers must be aware that any ground or enabling works may bring receptors into contact with the aforementioned contaminants. You may wish to satisfy yourself that the details of the construction proposals take the necessary account of the possibility of contaminants from that source.

10. 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.

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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.

Appeals can be made online at: https://www.gov.uk/appeal-planning-decision
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices
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

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan – No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.