

COMMITTEE REPORT:

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 7

PLANNING APPLICATIONS COMMITTEE: 18th July 2018

Ward: Abbey

Application No: 180358 FUL and 180359 LBC

Address: Bristol & West Arcade 173-175 Friar Street and 27- 28, 29-31 and 32 Market Place, Reading.

Proposal for Full and Listed Building Consent for:

Demolition of vacant former Bristol & West Arcade (173 - 175 Friar Street) and erection of an eight storey mixed -use building (plus basement) to provide 35 residential units, 4,208 sqm of B1 office floorspace, and 5 retail units (A1/A2/A3); demolition of rear parts of 29 - 31 and 32 Market Place, the change of use of the retained units at 27 - 28, 29 - 31 Market Place at first, second and third floors to provide 8 residential units, change of use at ground and basement level of 32 Market Place from A2 to flexible retail use (A1/A2/A3), retention of 260.4 sqm of A4 use at ground and basement at 29-31 Market Place, change of use at ground and basement of 27 - 28 Market Place to flexible retail use (A1/A2/A3), and associated internal and external works to the Listed Buildings, landscaping, refuse, plant, cycle stores and substation at basement level.

Applicant: Sonic Star Properties Ltd

Date Valid: FUL 28.3.2018 and LBC 23.2.2018

Application target decision date: FUL 27.06.2018 and LBC 20.4.2018 Extension of Time: 15th August 2018

26 week date: FUL 26.9.2018 and LBC 24.8.2018

RECOMMENDATION

180358 FUL

Subject to the finding of the third bat survey delegate to the Head of Planning, Development and Regulatory Services to (i) **GRANT** full planning permission subject to completion of a S106 legal agreement or (ii) to **REFUSE** permission should the issue of bats not be resolved or the legal agreement not be completed by the 15th August 2018 (unless the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the legal agreement),

The legal agreement to secure the following:

- Affordable Housing Provision:
Provision of 13 on-site residential units as affordable housing, comprising of 1bed x 8, 2bed x 4 and 3bed x 1 (9 units social rented and 4 unit shared ownership).
- An obligation to update the existing 1893 covenant by entering into a permissive path agreement with the Council as Local Planning authority within 6 calendar months following completion of construction
- Financial contribution of £43,000 towards Infrastructure improvements within the Forbury Gardens.
- An Employment Skills and Training Plan (both construction and end user

phases) or financial contribution.

And the following conditions to include:

1. Time Limit - 3 years
2. Approved plans
3. Pre-commencement details of all external materials to be submitted to the LPA (and sample details to be provided on site) and approved in writing with the LPA. Approved details to be retained on site until the work has been completed.
4. Pre-commencement, except demolition to ground level, to secure a programme of archaeological work in accordance with a written scheme of investigation
5. A programme of post investigation archaeological assessment, analysis, publication, dissemination and archiving will be completed in accordance with the programme approved in writing by the Local Planning Authority in relation to Condition 4.
6. Pre-commencement (including demolition) construction (and demolition) method statement, also including a construction and environmental management plan for biodiversity.
7. Pre- occupation cycle parking provided in accordance with the approved plans.
8. Pre-occupation bin storage provided in accordance with the approved plans.
9. Parking permits - pre-occupation notification of postal addresses
10. Parking permits - prohibition on entitlement to a car parking permit
11. Pre-commencement (of the relevant works within land which is a public right of way) details of a diversion order and additional signage to be submitted/approved/maintained thereafter
12. Implementation of approved noise mitigation scheme - the glazing and ventilation shall be installed in accordance with the specifications recommended within the acoustic assessment submitted with the application (RBA Acoustics, 13 Feb 2018, Report 8358/AAR revision 1)
13. Control of noise - The specific sound level of the plant/equipment hereby approved, LA_{eqr,Tr} as measured at a point 1 metre external to sensitive facades, shall be at least 10dB below the existing background sound level, LA_{90,T} when all plant/equipment (or any part of it) is in operation.
14. Air pollution mitigation measures shall be carried out in accordance with the submitted air quality assessment
15. The proposed boiler shall have a NO_x emission rate of less than 40 mg/kWh of dry NO_x (at 0% O₂).
16. Reporting of unexpected contamination at any time /remediation if necessary
17. Hours of demolition/construction works
18. No burning of materials or green waste on site
19. No kitchen extraction installed until an odour assessment and odour management plan has been submitted and approved. Maintained as approved thereafter.
20. Pre - occupation the mitigation measures within the Wind Assessment shall be implemented and retained thereafter
21. No development shall take place until full details of both hard and soft landscaping have been submitted to and been approved in writing by the Local Planning Authority
22. Landscaping implementation
23. Landscaping Maintenance
24. Pre-commencement submission/approval/implementation of details of biodiversity enhancements to include swift bricks, and maintenance thereafter.
25. Pre-occupation completion of the approved sustainable drainage scheme.

Subsequent management and maintenance in accordance with the approved details.

26. Hours of use of the non-residential units (Classes A1 and A2 - 0600-2300 Monday to Saturday & 0800-2200 Sundays and Bank/Statutory Holidays; Classes A3 and A4 0600-2300 Monday to Thursday, 0600-0000 Friday and Saturday & 0800-2200 Sundays and Bank/Statutory Holidays; Class B1a&b - 0800-2000 daily)
27. Ground floor non-residential units shall retain 'active window displays'
28. Notwithstanding any provision within the Use Class Order 2018, or any subsequent order the permitted A1/A2 or A3 units shall be retained the specified use class and at the unit sizes shown on the approved plan.
29. Pre-commencement (barring demolition) security strategy (achieving the 'Security by Design' Award) to be submitted / approved / implemented / retained.
30. Pre-occupation details of the management plan for the pedestrian link through the site, and visual appearance of the proposed gates, to be submitted/approved/maintained as such thereafter
31. Implementation of approved noise and dust mitigation measures during demolition and construction
32. Pre-occupation evidence of 50% of the new build dwellings achieve a minimum 19% improvement in the dwelling emission rate over the target emission rate
33. Pre-occupation of the refurbished residential units within Market Place final BREEAM certificate to demonstrate achieving at least a 'Very Good' rating
34. Pre-occupation (of the relevant new build unit(s)) final BREEAM certificate to demonstrate the office and retail units achieving at least a 'Very Good' rating
35. Implementation of Energy Statement measures to provide Solar PV panels
36. No fixing or installing of miscellaneous items to the external faces or roof of any building without the prior approval in writing of the local planning authority
37. Flat roof areas not to be used as roof terraces unless where specified on the approved plans

Informatives:

1. Building Control
2. Terms and conditions
3. Positive and Proactive Statement
4. Access construction
5. Damage to the highway
6. Highways
7. Noise between residential properties - sound insulation of any building
8. Section 106 Legal Agreement (Ref 4342)
9. Flexible use of non-residential units for 10 years
10. Possible need for future separate advertisement consent
11. Clarification over pre-commencement conditions
12. CIL

180359 LBC

Approve subject to conditions :

1. Time Limit - 3 years
2. Approved plans
3. The following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Sample panel(s) of all facing materials, including brickwork and stonework, which demonstrates the materials colour, texture, masonry bond and mortar colour, to be

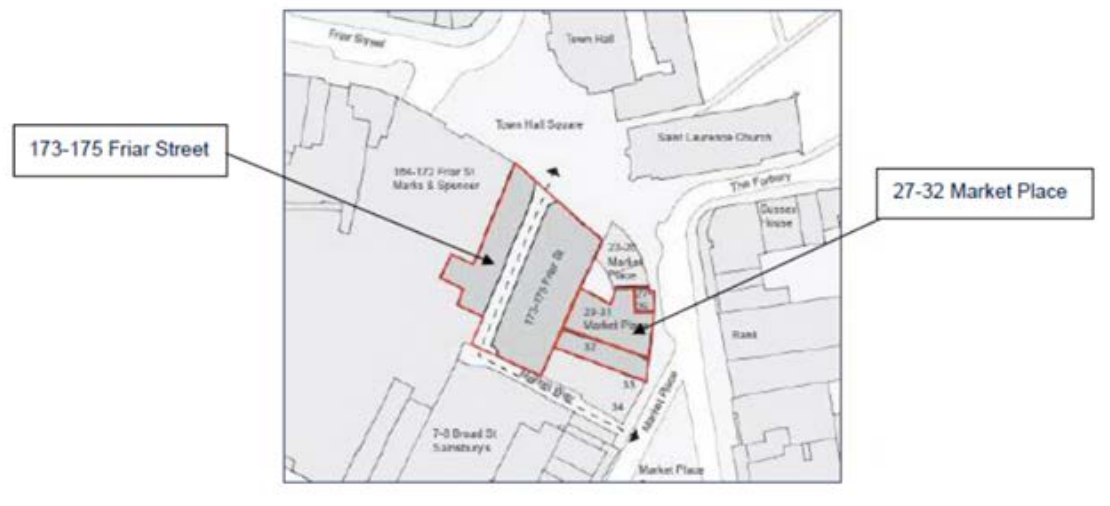
erected on site and maintained there during the course of construction;
b) Samples and/or manufacturer's details of the glass materials, which demonstrates the colour and finish to be provided on site and retained on site during the course of the works;
c) Elevation and section drawings, with materials annotated, of new windows at a minimum scale of 1:10;

Informatives:

1. Building Control
2. Terms and conditions
3. Positive and Proactive Statement
4. Possible need for future separate advertisement consent
5. Clarification over pre-commencement conditions
6. CIL

1. INTRODUCTION

Location Plan:



Site Overview as existing: Source Design and Access Statement



- 1.1 The application site is formed of two adjoining plots with separate frontages, one plot fronting Town Hall Square, consisting of 173-175 Friar Street (the former Bristol and West Arcade / Brook Henderson House); and the other comprising of three buildings on the western side of Market Place, Nos 27-32, fronting onto the wide footway and the Market Place itself. Part of the application site (the properties fronting Market Place and Number 175 Friar Street) sit within the London Street/Market Place Conservation Area (See map below).

Map to show Boundary of the London Street/Market Place Conservation Area



Existing Friar Street Units

- 1.2 The former Bristol and West Arcade/ Brook Henderson House building is located at the eastern end of Friar Street, opposite the Town Hall and St Laurence's Church. The site is presently occupied by two buildings constructed in the mid-20th Century in a neo-Georgian style. No 173-174 and No 175 Friar Street are both four-storey in height constructed of red brick with pale stone elements set above the ground floor. This building is not Listed but is considered to be of Townscape Merit, as set out within the Council's Townscape Appraisal Map.
- 1.3 The upper floors of both buildings were formally in office use. The ground floors, consisting of the former arcade of retail shops and a link through to Market Way, are constructed in pale stone with full height glazing. The ground floor frontage therefore contains contemporary shop windows and an open passageway through the site to Market Way and the existing Sainsbury's store.
- 1.4 Within the buildings the existing retail units and office space are now entirely vacant with ground floor openings enclosed by hoardings to the front and rear. This site has not been fully in use for a period of 10 years, although building work was commenced to the rear (by virtue of permission 06-01560-FUL) but then ceased prior to completion due to market forces.

Existing Market Place Units

- 1.5 No.27-28 Market Place is a Grade II listed, three storey (plus attic accommodation and basement) building and is fine example of an original merchants house. The building is timber framed and dates back to the seventeenth century. Internally, the building is currently just one room deep; it is apparent that sometime in the past, access to the rear rooms has been blocked and the floor areas incorporated into the No.29-31 (Coopers Arms). The building is vacant but was formally an A1 shop on the ground floor with ancillary storage at the upper floors.
- 1.6 No.29-31 Market Place (Coopers Arms) is Grade II listed and has three storeys (plus accommodation in the roof space and an extensive basement). The existing structure of the building dates largely from the seventeenth century, however the building has been extended to the rear (three storeys plus basement) in the 1950s/60s and an internal open courtyard roofed over. The existing half-timbered Market Place façade was added in the early twentieth century (1930s), and the ground floor shop front is a more modern, mid-twentieth century addition. The building is vacant but was formally a public house, incorporating basement storage and ancillary use of the upper floors as accommodation by staff.
- 1.7 No.32 Market Place is a four storey building, Grade II listed, constructed in the mid-nineteenth century (1840-1853). The front façade survives largely intact with traditionally proportioned sash windows. The ground floor had been completely stripped out and a modern shop front is now in situ. On the rear elevation, the original sash windows have been replaced with modern UPVC double glazed units and, also on the rear, there is a large flat roof, single storey extension. These units make a significant contribution to the character of the surrounding Market Place/London Street Conservation Area but are currently all vacant with all ground floor windows boarded up.
- 1.8 As shown on the site plan above the sites are effectively 'land locked' to their rear by existing town centre development. The former arcade is bounded to the west by the rear entrance of Marks and Spencer's and to the east by No 23-26 Market Place containing Atlantis Properties at first floor and Select Car and parkers estates agents at ground floor. To the north the former Arcade fronts Town Hall Square containing the Listed Town Hall and Listed St Laurence's Church. To the south the Arcade adjoins Market Way, and via Sainsbury's a link to Broad Street.
- 1.9 The existing properties on Market Place directly adjoin the Friar Street property at their rear and have been built up to the boundary so there is no separation between them. The Market Place buildings front eastwards onto Market Place Square and are bounded by 23-26 Market Place (as above) and 33-34 Market Place containing Romans estates agents. These adjoining buildings are also Listed.
- 1.10 The site is set within the historic town centre in close proximity to a number of listed buildings, including the Grade I St Laurence's Church, the Grade II* Town Hall, the Grade II statue of Queen Victoria and the Grade II buildings at 23 through to 34 Market Place. A large number of unlisted buildings in the Conservation Area are noted on the Townscape Appraisal map as being 'Buildings of Townscape Merit'. These include:
 - No. 175 Friar Street; and
 - No. 172 Friar Street.

- 1.11 The Forbury Gardens, which are located to the east of St Laurence's Church, is an area of high quality townscape, with the gardens also containing a number of Listed Buildings. The gardens are significant as the largest area of open space in central Reading and have a high degree of permeability for pedestrians moving through the area. Town Hall square which provides an open space enjoyed by the public is set to front of the site on Friar Street. There are also a several public houses and night clubs (a number with late licenses) located around the junction of Friar Street and Blagrove Streets.
- 1.12 The application site is also located within the Reading Central Area Action Plan within the following policy designations:
- Active frontage
 - Area of Archaeological potential
 - Central Core
 - Office Core
 - Primary Shopping Area
 - Air Quality Management Area
 - Partially within the Market Place / London Road Conservation Area.
 - Within Abbey ward
- 1.13 It should also be noted that an existing covenant (dated 1893) grants public access through the former Bristol and West Arcade whilst the Corn Exchange and General Market are open. Within the S106 Legal Agreement for the 2007 permission to develop the Bristol and West Arcade, and 2003 permission for the current Sainsbury's site (directly south of the application site) this route was retained via aS106 Legal agreement.
- 1.14 The application is referred to committee as it is classified as a 'major' development. Members undertook an unaccompanied site visit but were provided with a Briefing Note from the officer.

2. PROPOSALS

- 2.1 The proposed development has been submitted after pre-application discussions and meetings with the local planning authority and other external consultees over a 3 year period. The proposed land use within the site and design of the scheme has been significantly altered prior to the submission of this application.
- 2.2 Full planning permission and Listed Building consent is sought for the demolition of the existing buildings at 173-175 Friar Street and the erection of an eight storey building plus basement level; and the refurbishment of the listed buildings at 27-32 Market Place with demolition of existing modern elements to their rear. The proposal would create:
- 7 new retail units
 - 1 public house
 - 4,208 sqm of B1 floorspace
 - 43 Residential units incorporating 30% affordable units on site
 - Pedestrian Link through the site
- 2.3 The breakdown of residential units is set out in the table below:

	Unit type	No of units	% of the mix
Market units	City Suite (1B1P)	7	44
	1 Bed	12	
	2 Bed	9	21
	3 Bed	2	5
Affordable units	City Suite (1B1P)	5	19
	1 Bed	3	
	2 Bed	4	9
	3 Bed	1	2
Total		43	100

Source of Table: Planning Statement produced by Savills

2.4 The breakdown of retail unit sizes is set out below:

	Friar Street					Market Place		
	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7 (pub)	Unit 8
Basement	159	173	-	-	-	31.3	121.6	-
Ground	274.6	144.7	74	215	98	86.2	138.8	45.3
Total	433.6	317.7	74	215	98	117.5	260.4	45.3

Source of Table: Fig Planning Statement produced by Savills

2.5 The new build element of the scheme fronting Friar Street would contain at:

Ground floor - The re-provision of five flexible retail units (A1/A2/A3). Unit 1 and Unit 2 will front Friar Street. Units 3, 4 and 5 will have entrances to the public walkway through the site.

First to third Floor - Provision of 4,208 sqm of flexible B1 office floorspace as a direct replacement of existing office floorspace.

Fourth to Seventh Floor - Thirty five residential units.

2.6 The Listed buildings at 27 - 32 Market Place are to be refurbished and extended to contain at:

Ground floor - Two retail units within the retained Listed Buildings and a third unit will re-provide an A4 pub at 29 - 31 Market Place.

First to third floor - Conversion of the existing floor space to provide 8 residential dwellings.

2.6 The description of the appearance of the two distinct elements of the scheme is set out below. These elements are separated by the proposed pedestrian link through the site that is formed by a paved passageway and external yard area that

provides access to the retail unit within the proposed 'arcade' and entrance to the new build residential units.

i) New build construction fronting Friar Street

- 2.7 The proposals seek to erect a new building on the footprint of the existing Arcade additionally incorporating the triangular area of land directly to the front of the existing building. This would result in the proposed building frontage for the retail and office uses being flush with the adjoining Listed Building at 23/26 Market Place. The applicant has specified this seeks to reinstate the historic 1900 building line as set out on the plan below.



1900 Building Line - source submitted Design and Access statement

- 2.8 The proposed building is 8 storey in total, however at fourth floor and each subsequent floor above the floorplate is reduced, increasing the set back from the building frontage to both Friar Street and Market Place. This seeks to reduce the bulk of the overall building, to orientate outlook and protect levels of amenity for the residential floors. Each level of the building has a flat roof, with the exposed areas on the upper floors being utilised in part as green roofs and terraced areas to provide amenity space for the residential units. Plant and the lift core are also proposed at roof level. The building therefore has geometric appearance with the residential units having an angled footprint which sets the development off the boundary with the adjacent M&S building. The upper residential floors are to be constructed of a light coloured sandstone and mixed brick to reflect the character of the town centre in particular the appearance of the Church.
- 2.9 The original design of the scheme sought the entire building at each floor to be constructed of a light sandstone with flint brick panels. The ground floor frontage to Friar Street containing the retail units and access to the office space consisted of full height glazing for entire width of the frontage. The office floors above were also primarily glazed and did not relate well to either of the differing architectural style of the buildings adjacent to the site. This design and appearance was not considered to be acceptable by officers. A CGI visual of the original scheme is set out below:



Proposed Friar Street Frontage Submitted February 2018

2.10 In consultation with officers, the proposal has therefore been amended to:

- Reduce the proportion of glazing across the façade.
- Alter the design to take a much stronger account of the existing street-scene. The elevation is proposed in two distinct sides; a limestone facade adjacent to the stucco and stone of No. 23-26 Market Place and a red brick façade next to the remaining part of the original arcade building, now part of Marks & Spencer. This articulation seeks to bridge the gap between the two distinct parts of this side of the street; to the West the elevation is generally red brick and to the East the elevation is generally stone and stucco.
- Adjusting the proportions and heights of the fenestration to much more closely reflect the neighbouring windows to the immediately neighbouring buildings. To the left hand bay, the windows' proportion, size, frequency and placement now more closely reference the neighbouring Listed buildings, nos.23-26 Market Place, mirroring the two-window bays. To the right hand elevation the windows now align with the windows of the neighbouring building
- Reducing the height of the third floor windows to the right hand side of the elevation, emphasising a more strongly classical proportion to the windows. Introducing columns between the shop-front windows, reducing the size of the glazing at ground floor level.
- Subdividing the elevation to the right hand side by introducing shallow steps in the façade. These help reference the bays of the neighbouring building. This allows the fenestration to be ordered into bays of four windows rather than a continuous rhythm. To the left hand side the windows are divided into pairs, strongly referencing the neighbouring Listed buildings.

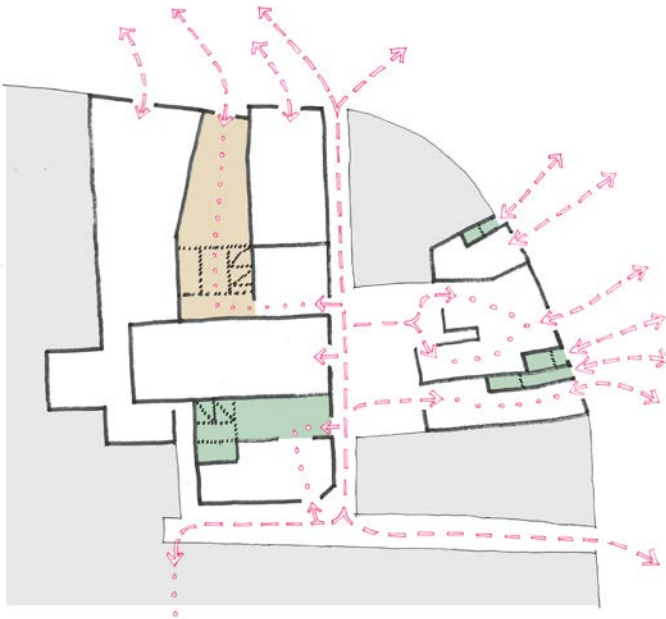


Revised Proposed Friar Street frontage submitted June 2018

- 2.11 In relation to the treatment of the side and rear elevations to the retail and office floors these will be set back and predominantly glazed to allow maximum light to the interior of the building, with solid brickwork on the site boundary with the rear of 22-34 Market Place. The 'rear' of the new build structure will be visible from Market Way and is glazed with back painted glass at ground floor and obscure glazing at first floor orientated towards the Sainsbury's Building. The upper floor elevations set above the existing buildings fronting Market Place and Marks and Spenser's building are described in paragraph 2.8 above.
- ii) Refurbishment of 27-32 Market Place
- 2.12 Minimal changes are sought to the front elevation of the Market Street properties for general repair and to remove the existing architrave pediment and fanlight to the main entrance of 29-31 Market Place. This is to seek to reinstate the former appearance of the building.
- 2.13 To the rear the major works are removal of the 20th Century additions to the building. This will require the exposed rear elevations to be restored to their original appearance. The new extensions will be completed in red-stock brickwork to match the existing buildings. New openings will have expressed stone lintels and coping stones with black-painted metal framed windows. The timber framed extension with brick infill will have fixed glazed panels incorporated between the timber frame. The new windows and doors proposed in the rear elevation of No 27-28 Market Place and where possible will reinstate existing openings. In order to facilitate the residential conversion 4 rooflights will be installed at 32 Market Place, and a dormer window. A brick flue is also proposed to the rear of the public house building.

2.14 In relation to access arrangements the route through the site is repositioned from the centre of site to adjacent to the rear boundary of the Listed Buildings on Market Place and the newly created yard (which contain elements of cycle parking for the scheme). The application states that during hours when the retail units are closed, this access route will be shut to the general public with access retained for residential and retail owners. Access to this route will be controlled and managed during evening hours, with opening and closing these gates managed by the residential concierge.

2.15 Set out below is the applicant's diagram showing access into and within the site.



2018 submitted documentation:

- Application forms;
- CIL Forms - revised
- CIL Relief Forms;
- Site Location Plan;
- Existing and proposed plans, prepared by RDA;
- Demolition plans, prepared by RDA;
- Design and Access Statement, prepared by RDA;
- Heritage Report, prepared by Turley;
- Archaeological Report, prepared by CgMs;
- Daylight and sunlight report, prepared by Delvar Patman Redler;
- Further Shadow Study of Market Square, prepared by Delvar Patman Redler
- Transport Assessment, prepared by Motion;
- Travel Plan, prepared by Motion;
- Energy Statement, prepared by Price & Myers;
- BREEAM Pre-Assessments, prepared by Price & Myers;
- Wind Assessment, prepared by RWDI
- Acoustic Assessment, prepared by RBA Acoustics;
- Bat Survey Report, prepared by CSA Environmental;
- SUDs Report, prepared by Clancy Consulting

2.16 Matters relating to CIL payments are addressed in paragraphs 6.49-6.52 below and will be further updated at your meeting.

3. PLANNING HISTORY

Application site

3.1 There are numerous applications relating to both plots forming the site. Those applications considered to be of relevance in the determination of this application are specified below:

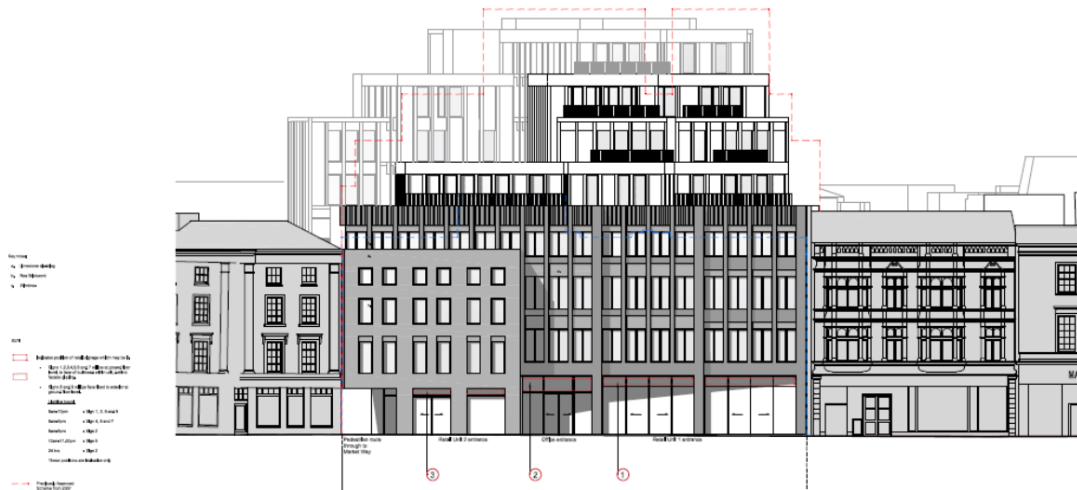
3.2 173- 175 Friar Street

Planning ref	Proposal	Decision	Date
06-01560-FUL 61033	Refurbishment of shopping arcade and offices. Partial demolition and addition of health club and 14 dwellings.	Permitted	20.03.2007
06-00825-FUL 60795	Refurbishment of shopping arcade and offices (including partial demolition), construction of new gym and 14 apartments (12 x 2 bed and 2 x 3 bed)	Refused	15.11.2006
06-00663-FUL 61338	Demolition to rear of part first floor 4 shop units and roof light reconstruction of retail units with a new glazed wall and new roof	Permitted	08.08.2006

3.3 As referred to throughout the applicant's supporting information and consultee comments (below) permission 06-01560-FUL for the *"Refurbishment of shopping arcade and offices. Partial demolition and addition of health club and 14 dwellings"* was permitted 2007. This consent permitted the erection of 3 tower elements above the existing building at 175 Friar Street (to be retained) allowing 8 storey development on the site. Construction works were commenced on site, but subsequently left unfinished with elements clearly visible from the rear of the Sainsbury's Store. Although the legal status of this 2007 permission cannot be determined under this application, it can be accepted that this proposal has set some parameters for the height and bulk of development within this site.

3.4 The applicant has also submitted an elevational drawing of the Friar Street frontage that shows the proposed scheme in the context of the 2007 permitted scheme. The permitted scheme is shown dotted. It can be seen the floor plate of the upper

floors differs from the approved but the highest point of the scheme is not exceeded and has been marginally reduced.



Friar Street Elevation as Proposed - showing 2007 permitted scheme with a dotted line.



View of the massing of permitted scheme from The Forbury (source DAS)

3.4 27-32 Market Place

Planning ref	Address	Proposal	Decision	Date
08/00969/FUL 80740	29-32 Market Place	Change of use of building to a basement bar (class A4 use), ground floor retail units, and a mixed use hotel/restaurant/bar (class C1/A3/A4) on the first, second and third floors, partial demolition of rear of building, three storey extension to the rear, refurbishment of building, and new Market Place façade	Permitted	06.11.2008
08/00970/LBC 80843	29-32 Market Place	Change of use of building to a basement bar (Class A4 use, ground floor retail units, and a mixed use hotel/restaurant/bar (Class C1/A3/A4 use) on the first, second and third floors. Partial demolition of rear of building, three storey extension to the rear, refurbishment of building, and new Market Place façade.	Permitted	12.11.2008
11/01719/EXT 110852	29-32 Market Place	Application for an extension of the time limit for implementation of permission 08/00969/FUL for a change of use of building to a basement bar (Class A4 use), ground floor retail units, and a mixed use hotel/restaurant/bar (class C1/A3/A4 use) on the first, second and third floors. Partial demolition of rear of building, three storey	Permitted	2.2.2012

		extension to the rear, refurbishment of building, and new Market Place façade.		
11/01720/LBC 110853	29-32 Market Place	LBC: Works associated with the change of use of building to basement bar (class A4 use), ground floor retail units, and a mixed use hotel/restaurant/bar (class C1/A3/A4) on the first, second and third floors. Partial demolition of rear of building, three storey extension to the rear, refurbishment of building, and new Market Place façade	Permitted	13.1.2012
12/01257/FUL 120532	29-32 Market Place	Change of use of the first, second and third floors from office use to residential accommodation	Permitted	14.08.2013
37-42 Market Place				
141280/OPA		Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 5 x two bed flats, 13 x one bed flats and 18 studio flats.	Permitted	1.10.2014
150842/ FUL		Proposed cladding of building and alterations to fenestration	Permitted	17.11.2015

4. CONSULTATIONS

i) Historic England

Original Plans: No objection to the applications on heritage grounds.

This application needs to be assessed against paragraphs 129, 131, 132, 134 and 137 of the NPPF. These urge local planning authorities to avoid or minimise conflict between a heritage asset's conservation and any aspect of the proposal, to take into account of the desirability of sustaining an enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and

distinctiveness. Great weight should be given to the conservation of designated heritage assets, which in this case include the conservation area, the nearby grade I and II* listed buildings and the grade II buildings within the site and any harm, in this case the loss of a building that contributes to the significance of the conservation area, needs to be both clearly and convincingly justified and outweighed by the public benefits. Proposals for new development within the conservation area should make a positive contribution to its character if they are to be treated favourably

In 2007 and 2008 planning permission and listed building consent was granted to refurbish 173-5 Friar Street and 28-32 Market Street, including adding additional storeys to 173-5 Friar Street. These have been partially implemented and thus there is an extant permission for making this building significantly higher.

It is considered that the proposals would not directly harm the significance of the listed buildings that fall within the application site, as no fabric of historical or architectural value is to be removed, indeed the impact is positive in that the poor quality additions to the rear of these buildings are to be removed.

It is also not considered that the proposals would be any more harmful to the significance of the Church of St Laurence and Reading Town Hall than the consented scheme and in some views, particularly from Market Place; the impact would be beneficial; with the omission of one of the tall blocks.

The most noticeable impact of these proposals would be the demolition of the façade of numbers 173-5 Friar Street. It is considered that demolition of these buildings, particularly number 175, would result in a degree of harm to the character of the conservation area. Nevertheless restoring the early-20th-century building line would be a positive move. There is no objection to the demolition of these buildings if their replacement was of high architectural quality and presented a more coherent face to Friar Street than the current building would if the consented scheme were built.

Revised plans: On the basis of the information submitted, Historic England did not wish to offer any further comments and instead suggested that the views of RBC's specialist conservation and archaeological advisers were sought.

ii) RBC Historic Buildings Consultant

Original Plans: Object as the proposal would fail to enhance or preserve the character and appearance of the Conservation Area, would harm the setting of the Conservation Area and its significance and would harm the setting of the surrounding Listed Buildings contrary to considerations as set out in sections 72(1) and section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would fail to meet the requirements of national and local policy.

Although the principle of a modern design was not opposed in this location the proposed design would not preserve or enhance the special character and appearance of the Conservation Area and would also detract from the setting of the I Listed St Laurence's Church, Grade II* Town Hall and adjacent Listed Buildings. Also there is concern regarding the loss of the visible side elevation of 23/26 Market Place and lack of justification for the demolition of the existing building at Friar Street.

Revised Plans: Object. The revised design of the proposed front elevation to Friar Street, is considered more sympathetic to the character and appearance of the

Conservation Area and settings of surrounding Listed Buildings however the overall mass and scale is considered to harm their significance and lead to a substantial harm from the loss of 175 Friar Street.

The height, mass and siting of proposed new build element of the development is considered to be less visually prominent than the consented six storey scheme, the proposed scheme is still considered to be out-of-scale with the surrounding Listed Buildings and the Conservation Area.

iii) RBC Transport

The site is located within the Reading Central Area and within Reading's primary shopping area. The site is in a key central location, being situated on the corner of Town Hall Square and in close proximity to Reading rail station. This area is well served by rail and bus links and also contains the large proportion of public car parking spaces.

The Design and Access Statement provides details and makes reference to a local car club which complies with the Councils current standards. Given the central location of the site the non-provision of parking is acceptable however the future occupants of the proposed flats would not be eligible for a permit via the Council's Residents Parking scheme; this can be controlled by appropriate conditions and informatives.

In accordance with the Council's adopted Parking Standards and Design SPD, secure cycle parking should be provided for residential units and commercial uses. The Design and Access Statement and submitted plans indicating the following provision across both sites:

Use	No of Cycle Parking
Residential	43
Office	40
Retail	21
Public House	3

The proposed provision of cycle parking for both sites meets with the Councils current standards and is therefore deemed acceptable. The residential element of the Friar Street new build development is to be served with 2 lifts from the basement to the 7th floor where 35 cycle spaces are to be provided within a storage area. 40 cycle spaces are to be provided for the retail units 1- 5, 2 lifts are proposed to be installed to the office element from the basement to third level to allow access and exit to the storage areas. In relation to Market Place, where cycle storage is provided within the existing building, 8 cycle storage spaces are to be provided for the residential element and a total of 5 for retail units 6-8.

Bin stores for the office and residential units are provided at basement level and are accessible via the lifts. Bins will be taken to the dedicated bin collection site by the residential building manager. Delivery and servicing of the site will use the existing on street loading areas on Market Place and Friar Street which is consistent to previous uses and other businesses in the area.

There are no Transport objections to this application subject to the conditions and informatives:

CO2 Construction Method Statement

- DC3 Bicycle parking space provided in accordance with approved plans
- DC6 Bin storage
- DC7 Parking permits 1
- DC8 Parking permits 2

iv) **RBC Environmental Health - Environmental Protection (EP)**

Environmental Protection considered the following potential concerns:

- Noise impact on development
- Noise arising from development
- Noise transmission between dwellings
- Air Quality impact - increased exposure / new receptors
- Air Quality impact - increased emissions
- Air Quality impact - biomass burners
- Contaminated Land
- Construction and Demolition phase

Noise impact on development

A noise assessment has been submitted by the applicant which shows that the recommended standard for internal noise can be met, if the recommendations from the assessment are incorporated into the design. It is recommended that a condition be attached to consent to ensure that the glazing recommendations of the noise assessment (and air quality assessment, where relevant) will be followed, or that alternative but equally or more effective glazing and ventilation will be used. Although ventilation is not specifically referred to in the noise assessment, ventilation is referred to in the air quality assessment for protection from poor air quality, so for this reason the officer has not asked for further information on proposed ventilation.

Noise generating development

Applications which include noise generating plant when there are nearby noise sensitive receptors should be accompanied by an acoustic assessment carried out in accordance with BS4142:2014 methodology. The noise assessment submitted has been carried out in order to identify the noise level the proposed plant would need to meet in order to ensure that nuisance is unlikely in accordance with BS4142:2014. This should be secured by condition.

Air Quality - Increased exposure

The proposed development is located within an air quality management area that officers have identified with monitoring as being a pollution hot-spot (likely to breach the EU limit value for NO₂) and introduces new exposure / receptors. An assessment and/or mitigation measures should be provided as part of the application. The air quality assessment proposes that mechanical ventilation with heat recovery (MVHR) be installed on the first 3 floors fronting Market Place. Environmental Health Officers are satisfied that the air pollution mitigation measures proposed should be sufficient to protect future occupants.

Air Quality - Increased emissions

Reading has declared a significant area of the borough as an Air Quality Management Area (AQMA) for the exceedance of both the hourly and annual mean objectives for nitrogen dioxide. In addition to this recent epidemiologic studies have shown that there is no safe level for the exposure to particulate matter PM₁₀.

The development is not expected to result in increased emissions once in operation. The proposed energy plant will not increase emissions if it meets the following criteria that the boiler has a NO_x emission rate of less than 40 mg/kWh of dry NO_x (at 0% O₂) which will be controlled by condition.

During demolition (and construction) there is a risk of dust emissions. The air quality assessment makes recommendations for the management of dusts which should be incorporated into the demolition method statement and implemented by the developers.

Contaminated Land

Planning applications should be considered on a precautionary basis in relation to the possibility of contamination on all land subject to or adjacent to previous industrial and also where uses are being considered that are particularly sensitive to contamination - e.g. housing. Where development is proposed, the developer is responsible for ensuring that development is safe and suitable for use for the purpose for which it is intended. The developer is thus responsible for determining whether land is suitable for a particular development or can be made so by remedial action. You are advised that the proposed development is a sensitive land use and is therefore subject to conditions in case of unexpected contamination.

Construction and demolition phases

Concern regarding potential noise, dust and bonfires associated with the construction (and demolition) of the proposed development and possible adverse impact on nearby residents (and businesses). Fires during construction and demolition can impact on air quality and cause harm to residential amenity. Burning of waste on site could be considered to be harmful to the aims of environmental sustainability. These matters can be controlled by standard conditions.

v) RBC Planning Natural Environment

The proposals are limited in soft landscape provision to the courtyard and some green roofs 'where possible', neither of which are visible externally. Additional greening to the Town Square frontage would be beneficial, however conditions are sought to secure the proposed landscaping details, implementation and maintenance.

vi) RBC Ecology Consultant

Response 1 :

The soft landscaping shown is limited and there is more potential for vertical landscaping to be included in the development. The applicant should also ensure that the landscaping plans incorporate swift bricks and other biodiversity enhancements. This can be secured through a condition.

The bat survey report (CSA Environmental, December 2017) has been undertaken to an appropriate standard and concludes that the risk of the works adversely affecting roosting bats in 173-175 Friar Street is minimal. However, the buildings at 27-32 Market Place do possess some features potentially suitable for use by roosting bats. As such, further dusk emergence / dawn re-entry surveys would need to be undertaken to determine if the site hosts a bat roost.

The results of the survey would need to be provided prior to the determination of the application, or the application would need to be refused on the grounds that insufficient information has been provided for the council to determine the likely impact of the proposals upon bats, which are a protected species and material consideration in the planning process.

All species of bats receive special protection under UK law and it is a criminal offence under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2010 (The Habitat Regulations), deliberately or recklessly to destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations from the Statutory Nature Conservation Organisation (the SNCO - Natural England in England).

If a bat roost will be affected by the works, a licence for development works affecting bats (i.e. for derogation from the provisions of the Habitat Regulations) will need to be obtained before works which could impact upon the roost can commence. This involves submitting a licence application to Natural England with a detailed mitigation plan informed by surveys undertaken in accordance with national guidelines.

Response 2 :

Emergence/re-entry surveys were requested in regard to 27-32 Market Place, which had been assessed as having potential to host roosting bats. The results of one dusk emergence survey (CSA Environmental, June 2018) have now been provided.

Three common pipistrelles were observed emerging from 29-31 Market Place (within the application site). These buildings will not be demolished, but it is likely that the bat roosts will be disturbed by the works and as such, the letter report recommends that two further surveys are carried out to characterise the status of the roost and to inform the relevant licence application and mitigation (it is quite unusual to have a bat roost in such a central location and it may be that the conservation status of the roost is higher than the survey report suggests). The results of such surveys should be provided prior to the determination of the application.

In line with the Bat Conservation Trust's Bat Survey Guidelines, the ecology letter report states that two further emergence / pre-dawn re-entry bat surveys need to be carried out. Surveys would be carried out between May and September, with at least one taking place in the optimum period of May to August (inclusive), and with at least one being a pre-dawn survey.

Officer note : The final bat survey is being undertaken on Tuesday 3rd July overnight. The results of the second and third survey along with the mitigation measures will be provided shortly thereafter.

Response 3: to be updated at your meeting.

vii) RBC Leisure and Recreation

With the added pressure of new residents, office and retail workers moving into a town centre location such as this, an off-site leisure contribution towards the Forbury Gardens is sought. These are within a five minute walk from the proposed development and there is direct and easy access to the site which will serve the

people living and working there. They are also Reading's most prestigious and popular town centre gardens.

The Council's Core Strategy Policy CS9 sets out the objectives of securing infrastructure, services, resources and amenities to ensure that developments are both sustainable and that they contribute to the proper planning of the area. It also provides the basis for justifying infrastructure provision as part of development proposals. It is also pointed out that further works are to take place for extension re-landscaping within Town Hall Square, to which the new development should make a contribution.

viii) RBC Lead Local Flood Authority

The SuDs proposal is acceptable subject to conditions to secure the completion of the sustainable drainage scheme and an associated management plan.

ix) RBC Housing

The numbers in the application are acceptable in policy terms at 30%, with the tenure of 70% of these units being social rent. There is no in principle objection to these units being 'pepper potted' within the development.

x) RBC Licensing

The licensing team have no specific objection to the application. Licensing would highlight that the site falls within their Cumulative Impact Policy area for late night opening for drinking establishments/night clubs, which would restrict the opening hours of the proposed A4 use to 11pm. Also suggest that the residential units have adequate sound insulation as this area of the town centre has a night time economy.

xi) Berkshire Archaeology

The site lies in an area of high archaeological potential, as illustrated by previous archaeological investigations within the application area. These previous incomplete archaeological investigations within the site identified the presence of several phases of activity within the site, starting in the 11th century and including the burial of human remains. Archaeological investigations will ensure preservation, either by record or in situ, of any heritage assets present on the site in a manner appropriate to their significance, in accordance with local and national planning policy.

The application sets out that when foundation designs are available, the new scheme will be examined against the archaeological work already undertaken and a suitable programme of archaeological work will be agreed to address any areas of where archaeological remains may be disturbed. The Statement also sets out the applicants' commitment to complete the outstanding post-excavation work from the previous archaeological investigations and if further field work is required the two phases of work will be combined into a single Assessment Report and subsequent publication report. There is therefore no objection subject to suggested bespoke conditions.

xii) Thames Valley Police - Crime Prevention Design Advisor (CPDA)

It is commended that the applicants propose a design and layout that included many of the recommendations discussed during PRE APP meetings. There are further opportunities to design out crime and/or the fear of crime and to promote community safety in relation to the location of the residential letterboxes and public access arrangements to retail units.

xiii) BRE (Building Research Establishment) independent review (on behalf of the local planning authority) of the day/sunlight assessment

The daylight and sunlight assessments submitted by the applicant (carried out by Delva Patman) have been assessed by BRE on behalf of the local planning authority. They considered the day/sunlight impact of the development on existing nearby occupiers and whether sufficient day/sunlight will be provided for future occupiers. A shadow study was also undertaken to assess the impact on the public space at Market Square in front of the building. The BRE findings concluded with the current surroundings, the impacts are very minor and the new development would have good daylight and, probably, sunlight. The additional report to assess the impact on Market Square in front of the Friar Street Elevation is considered to have been carried out correctly and the results indicate that the BRE recommendation for sun on ground would be met in the square.

xiv) Others

The following organisations were all formally consulted on the application, but no response has been received at the time of writing:

Primary Care Commissioning Manager; Berkshire Fire and Rescue; Southern Gas Networks; SSE Power Distribution; Thames Water; CAAC and the Civic Society.

Should responses be received from any of these organisations prior to the committee meeting they will be summarised in an update report.

xv) Public consultation

Prior to submission of this application the applicant held a community exhibition for local residents and businesses at the Ibis Hotel, Friar Street on Friday 21st July 2017 (between 3pm and 7:30pm).

Original Plans: Notification letters were sent to nearby occupiers on 4th April 2018. Site notices for the Full and Listed Building Applications were erected at 3 locations: opposite the entrance to Sainsburys, on the hoardings fronting Friar Street and on the front of the former public house. A press notice was published on 12/4/2018. A total of 9 responses have been received, including from occupiers of the neighbouring building No 23/24 Market Place, Atlantis Properties. It should be noted that several responses welcomed the regeneration of the site, but objected to the proposed design.

Objections received on the following grounds:

- To the removal of the current, historical (Georgian) frontage. Such architecture needs to be preserved in the town if Reading is to preserve its heritage. Keeping the current frontage would not prevent the other work from taking place.
- Concern re the choice of a light coloured cladding material. Seek use of red bricks which is the Reading vernacular therefore concerned that the use of such different materials will clash with the red brick surroundings

- The proposed design is poor quality / The new building designs look dreadful and will soon date.
- Proposal incorporates a lot of glass which is not in keeping with the surrounding Victoria red brick of the area.

Atlantis Properties:

- The only signage available to advertise our business location on the first, second and third floor would be removed, with no realistic alternative.
- The only entrance to our property (176 Friar Street) would become significantly less visible and would be enclosed removing the existing canopy and reducing the attractiveness of the only entrance to customers. This would have a negative impact on trade.
- The property is a historic Grade II listed building the existing frontage of the arcade frontage creates a neat divide between the historic frontages of 23-34 Market Place and we consider this is a more appropriate boundary line.
- The area of the site adjacent to No 23-24 is not owned by the applicant.

Support (with concerns re the detailed design)

- Welcome the refurbishment of one Reading's finest old pub buildings, plans to open up the internal courtyard and create a public space and pedestrian route through the site.
- Support the sympathetic nature of the extensions into the yard, and think the revised balance of uses is an improvement.

On formal submission of amended plans in relation to the detailed appearance of the Friar Street Elevation further notification letters were sent to Historic England, and local Conservation Groups and the third parties who had submitted representations on the original scheme. Site notices were also erected in the same locations as the above to the front and rear of Friar Street plot notifying the public of the amendments.

2 objections had been received at the time of writing 1. from Atlantis Properties noting the revised design but reiterating their objections as set out above. 2. The introduction of red brick does not overcome previous concerns regarding the loss of the building.

Officer response to these objections :

1. Detailed comments in relation to the design aspect of the scheme are set out in the sections below.
2. In relation to the detailed objections from Atlantis Properties the existing access to this business located at ground floor will be retained and accessed via the relocated route through the site. The applicant has also stated that the existing canopy could be retained. The loss of the existing signage is unfortunate but is not considered to warrant a reason for refusal of planning permission. The applicant has also stated an alternative location for this signage can be discussed with applicant. It is also considered that the regeneration of the application site as a whole would provide benefits to surrounding businesses.
3. In relation to land ownership, this is not a material consideration in the determination of a planning application. The application forms set out that the site is not wholly with the ownership of the applicant who has been made aware of the process to build on land allocated as highways land and if this process

and any other land owner consents are not obtained then any planning permission granted by the Local Planning Authority could not be implemented.

5. LEGAL AND PLANNING POLICY CONTEXT

5.1 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.

5.2 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.

5.3 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'.

5.4 The application has been assessed against the following policies:

5.5 National

National Planning Policy Framework - NPPF (2012)

Planning Policy Guidance - PPG (2014 onwards)

Planning (Listed Buildings and Conservation Areas) Act 1990

5.6 Reading Borough Local Development Framework - Adopted Core Strategy (2008) (Altered 2015)

CS1 Sustainable Construction and Design

CS2 Waste Minimisation

CS3 Social Inclusion and Diversity

CS4 Accessibility and the Intensity of Development

CS5 Inclusive Access

CS7 Design and the Public Realm

CS8 Waterspaces

CS9 Infrastructure, Services, Resources and Amenities

CS10 Location of Employment Development

CS12 Maintaining a Variety of Premises

CS14 Provision of housing

CS15 Location, Accessibility, Density and Housing Mix

CS16 Affordable Housing

CS20 Implementation of the Reading Transport Strategy

CS21 Major Transport Projects

CS22 Transport Assessments

CS23 Sustainable Travel and Travel Plans

CS24 Car / Cycle Parking

CS25 Scale and Location of Retail, Leisure and Culture Development

CS26 Network and Hierarchy of Centres

CS27 Maintaining the Retail Character of Centres

CS29 Provision of Open Space

CS30 Access to Open Space

CS31 Additional and Existing Community Facilities

- CS32 Impacts on Community Facilities
- CS33 Protection and Enhancement of the Historic Environment
- CS34 Pollution and Water Resources
- CS35 Flooding
- CS36 Biodiversity and Geology
- CS38 Trees, Hedges and Woodlands

5.7 Reading Central Area Action Plan (2009)

- RC5 Design in the Centre
- RC6 Definition of the Centre
- RC7 Leisure, Culture and Tourism in the Centre
- RC8 Drinking Establishments
- RC9 Living in the Centre
- RC10 Active Frontages
- RC11 Retention of small shop units
- RC13 Tall Buildings
- RC14 Public Realm

5.8 Sites and Detailed Policies Document (2012) (Altered 2015)

- SD1 Presumption in Favour of Sustainable Development
- DM1 Adaptation to Climate Change
- DM2 Decentralised Energy
- DM3 Infrastructure Planning
- DM4 Safeguarding Amenity
- DM5 Housing Mix
- DM10 Private and Communal Outdoor Space
- DM12 Access, Traffic and Highway Related Matters
- DM16 Provision of Open Space
- DM17 Green Network.
- DM18 Tree Planting
- DM19 Air Quality
- DM23 Shopfronts and Cash Machines
- SA14 Cycle Routes

5.9 Reading Borough Council Supplementary Planning Documents

- Affordable Housing SPD (2013)
- Employment, Skills and Training SPD (2013)
- Revised Parking Standards and Design SPD (2011)
- Planning Obligations under S106 SPD (2015)
- Sustainable Design and Construction SPD (2011)

5.10 Submission Draft Reading Local Plan 2018

Policy CR14 - Other Site for Development in Central Reading, where CR14d CR14d 173-175 FRIAR STREET AND 27-32 MARKET PLACE states:

“Change of use of listed buildings and development of remainder for residential and/or offices with retail and related uses on the ground floor, retaining the arcade form.

Development should:

- Avoid detrimental effects on the significance of the listed building and the Conservation Area and their settings;*
- Take account of potential archaeological significance;*

-Address noise impacts on residential use; and
-Address air quality impacts on residential use.
Site size: 0.18 ha 36-54 dwellings plus ground floor town centre uses"

5.11 Other relevant documentation

Historic England Good Practice Advice in Planning Note 1: Conservation Area Designation, Appraisal and Management (Historic England, 2016)
Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2015b)
DCLG Technical housing standards - nationally described space standard (2015)
BRE Site Layout Planning for Daylight and Sunlight - A guide to good practice, 2nd edition (2011)
Market Place / London Street Conservation Area Appraisal (2007)

6. APPRAISAL

6.1 The main issues are considered to be:

- i) Principle of development and land use considerations, including housing density / mix and provision of affordable housing
 - ii) Demolition, layout, height & massing, appearance, design and effect on Heritage Assets
 - iii) Trees, landscaping and ecology
 - iv) Quality of accommodation for future occupiers
 - v) Amenity for nearby occupiers and Public Realm
 - vi) Transport
 - vii) Sustainability, energy, SuDS
 - viii) Other matters
 - ix) S106, CIL, Equality
- i) **Principle of development and land use considerations, including housing mix / density and provision of affordable housing**

6.2 The application site is located within Reading Town Centre designated within the Central Core, Office Core and Primary Shopping Area. The proposed mixed use of the site is considered to be acceptable. In relation to the retail use in accordance with Policy RC10 'designated active frontages' retail shop fronts are proposed at ground floor within both the Friar Street and Market Place frontages in the form of A1/A2/A3 units.

6.3 In relation to Policy RC11 (Retention of small shop units) this policy sets out that small shop units make an important contribution to the diversity of the centre. Some areas of the centre are particularly characterised by small units (of less than 75 sq m) including the Arcades. The policy specifies "*Major new retail development (more than 2,500 sq m) for multiple units in the Primary Shopping Area should include some provision for a range of small shop units*". The proposed scheme will provide only 1,602 sqm of new retail floorspace however due to the presence of the existing Arcade the retention of small units was sought by officers.

6.4 Seven individual retail units are proposed within the site with 3 of these being under 100 sqm. The applicant has set out that there are numerous vacant units across the town centre, with the Harris Arcade also on Friar Street containing several disused units. This is considered to highlight the lack of demand for smaller units in an arcade arrangement as this layout does not give an occupier the

street frontage exposure to secure passing trade. The proposed mix of units providing both small and larger units is therefore considered acceptable to seek to ensure the scheme as a whole remains viable. The units can be conditioned to be retained at the floor areas specified to seek to prevent amalgamation of the units. An A4 public house unit is also proposed to be reinstated on Market Place; this is a town centre use appropriate in this location, was historically located here and is considered to be a positive benefit of the scheme.

- 6.5 The proposed office (B1 use), which was the former use of the upper floors of the building is policy compliant as the site falls within the office core and results in no net loss of office space.
 - 6.6 In relation to the residential element of the scheme, C3 use in the town centre is acceptable in principle. The density equates to 215 dwellings per hectare (43 units / 0.2 hectare site). Although a high density development, there is no set local policy maximum density for town centre sites. Policy RC3i) specifies development will be of a medium to high density and Policy CS15 allows a density of above 70dph in town centre locations. Additionally the Submission Draft Local Plan 2018 seeks to allocate the application site for retail, offices and/ or between 36 - 54 residential units (CR14d).
 - 6.7 In terms of the mix of the residential units proposed, as per the table in the proposals section above, the combined mix of units is 63% 1 bed, 30 % 2bed and 7% 3bed. Whilst this does provide a mix of units, this does not achieve the guidance within Policy RC9 of a maximum of 40% 1-bed units, but does exceed the minimum of 5% 3-bed units required. Policy RC9 also allows these percentage guides to be waived if it can be clearly demonstrated that this would render a development unviable. The applicant has submitted a supporting statement which considers the proposed unit mix in viability terms and sets out that the demand for family sized open market units within town centre flatted schemes is limited. It is accepted by officers that the level of 1 bed units in the scheme generates revenue that improves the viability and allows the site to bring forward a policy compliant level of affordable housing.
 - 6.8 Moving on to consider affordable housing matters, 30% affordable housing is proposed (in compliance with the target sought by Policy CS16). The applicant has also agreed a tenure breakdown of 70% rented and 30% shared ownership as sought by RBC Housing. The proposed dwelling mix for the affordable housing units is also a good representation of the overall mix of unit sizes within the scheme and is welcomed. This is considered to be a significant benefit of the proposed redevelopment of the site.
 - 6.9 As set out in the planning history section above building work was commenced in 2007 but was halted in 2008. The works undertaken at the site were not completed and there has been no use of the site as a health club. It is therefore considered that as there was no use of the site as a leisure facility, there is not considered to be any 'loss' of such a facility in accordance with Policy DM15.
 - 6.10 The proposal retains, albeit on an altered alignment, the historic pedestrian access through the site. The proposal is therefore considered to be acceptable in policy terms subject to other material planning considerations assessed in the sections below.
- ii) **Demolition, height & massing, appearance and effect on Heritage Assets**

- 6.11 The proposal has been carefully assessed by officers in relation to the Heritage Assets within and surrounding the site. As set out above the application site falls partly within the London Street/ Market Place Conservation Area, the site contains listed buildings and a building of Townscape merit; and the immediately surrounding area contains important Listed Buildings including the Grade II* Town Hall and Grade I Listed St Laurence's Church. These designations have also been noted by the applicant and the application submission is accompanied by a detailed Heritage Statement.
- 6.12 In relation to the works to the existing Listed buildings on Market Place (27-31) within the site these comprise of internal works to re-provide retail units and a public house at ground floor with newly created residential units above. Also sought is the demolition of modern additions to the rear and minor external additions to the front and rear of the buildings. It is considered that these works would not directly harm the significance of the listed buildings, as no fabric of historical or architectural value is to be removed. There are also significant benefits in the removal of the poor quality additions to the rear of these buildings with the replacement elevations improving the appearance of the existing listed buildings, increasing their longevity and bringing these currently vacant buildings back into use. These listed building works are considered to preserve the buildings themselves, and enhance the character and appearance of the conservation area in which they are located. Details of the materials and bespoke methods of construction can be satisfactorily controlled by condition. These works are therefore considered to accord with national and local planning policy.
- 6.13 In relation to the demolition of the existing building at 173-175 Friar Street this building is of Townscape Merit but is not itself Listed (non-designated heritage asset). The removal of this building will alter the appearance of the conservation area but is not considered to result in significant harm to the conservation area (or setting of nearby listed buildings) subject to its replacement being of high architectural quality, this is discussed in the section below. It is noted that substantial construction works have been carried out to the rear of the building by virtue of previous permissions at the site so the building is not wholly intact at present. Additionally it is considered by officers that the current scheme for the restoration of existing Listed Buildings and regeneration of vacant buildings is a welcome opportunity to improve this important area to make a positive contribution to the townscape and significance of the heritage assets. The removal of the existing building is therefore justified on this basis.
- 6.14 The impact of the proposed replacement built form is therefore now considered in relation to the heritage significance of the conservation area and the identified listed buildings.
- 6.15 In relation to the footprint of the proposed building, the frontage of which is set forward of the existing building line, objections have been noted by officers. In terms of the impact on the street scene this proposal seeks to reinstate the previously curved historic building line and this reinstatement is considered by Historic England to be beneficial. The proposal will remove the existing visual set back from No 33-34 Market Place, however the revised design of the Friar Street frontage now proposes a pale sandstone finish element at the same height as the adjacent Listed Building, with the window hierarchy in keeping with the adjacent Listed building and with a small shadow gap between the stone element and 23 - 26 Market Place which creates a distinction between the two properties. The

revised footprint is therefore not considered to have unduly dominant or harmful impact on this Listed building, and subject to the overall design the scheme is considered to be acceptable.

- 6.16 In terms of the height, massing and design it is noted that the prevailing heights of the adjacent buildings within the Conservation Area are 4 storey with the existing buildings exceeding this height being the Town Hall, St Laurence's Church and the Clock Tower that forms the Corn Exchange Arcade Entrance on Market Place. The proposed building as an 8 storey structure does not meet the definition of a 'tall building' and is therefore not required to be technically assessed on this basis. However Historic England's Good Practice Advice in Planning Note 4: Tall Buildings (Historic England, 2015c) considers what might be considered as a tall building will vary according to the nature of the local area and that the impact of new development on the historic environment should be taken into account. This is considered below.
- 6.17 The overall height of the proposed building has been set lower than the church tower of St Laurence to maintain the latter's visual prominence and not detrimentally effect the setting of this and other surrounding Listed Buildings. As outlined at section 2 and 3 (above) during pre-application discussions the overall height of the proposal has been reduced by two floors and the extent of the footprint of the building at fourth floor and above reduced in order that the tallest elements of the proposal are set furthest from the external boundary of the site on Market Place/Friar Street; and therefore also furthest from the Listed Buildings located outside of the site and the adjacent Conservation Area. The proposal is also now lower than the previously consented scheme on the site.
- 6.18 The upper floors, which will be seen in each elevation, also have an angled footplate and this articulation coupled with the elevational treatment of light sandstone, flint brickwork panels and glazing is considered to reduce the visual mass of the proposal in views from the outside of the site. In order to seek to assess the impact of the proposed development on the existing historic townscape the applicant was required to provide views of the proposed development, examples set out below. In views above the roofline of existing buildings on Market Place and Friar Street where the proposed new build element can be seen the set back of the upper floors is considered to have a subservient appearance to the historic buildings. It is therefore considered that the Listed structures of St Laurence's Church, the Town Hall, and the Corn Exchange Clock Tower will maintain their prominence in these views, and their significance will be preserved. This is illustrated in the submitted views below:

View from Market Place (source DAS: View 2)



View from Friar Street



View from Valpy Street



View from the Forbury



6.19 Moving on to consider the appearance and detailed design of the proposal, it is considered that that the revised Friar Street frontage and the building as a whole is of a high design quality. During the course of the application the detailed appearance of the new building has been amended to provide a frontage that has the appearance of 2 individual buildings in keeping with adjacent properties, whilst providing a cohesive design with each other and the upper floors. As set out in the proposals section above the new element adjacent to the Listed Building at No 23-26 Market Place has been amended so that the pale sandstone element is at the same height as the adjacent listed building and the hierarchy of window openings and ratio of glazing is in keeping with this building. The other portion of

this site frontage is now red brick, as sought by officers and objectors, with pale stone window detailing. This is considered to relate well to the adjacent Marks and Spencer building. These proposed elements are tied in by a recessed red brick parapet that runs across the entire frontage at third floor roof level. This parapet exceeds the height of the adjacent properties, however building heights and roof forms differ in the immediate vicinity and throughout the Conservation area. The ground floor has also been amended to reduce the amount of glazing in keeping with the surrounding building whilst retaining the active frontages required for the shop units. The side and rear elevations of the lower floors which will be visible within the site and to the rear from Market Way will contain access to the new retail units, and be constructed of brickwork (colour to be agreed), pale reconstructed stone and glazing, predominantly obscurely glazed to the rear of the Market Place properties. All facing materials will be secured via condition, including on-site samples, to ensure the design quality envisaged at application stage is achieved in practice.

6.20 Officers have considered the statutory duties in relation to the effect on designated heritage assets and have weighed this against securing a viable long term use for the existing Listed Buildings and the site as a whole. Paragraph 133 sets out that "Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss". No 175 Friar Street is a non designated heritage asset and its demolition is considered to be justified above. The proposals are also considered to provide significant benefits to the listed buildings on site and the conservation area in the immediate vicinity. The changes to the scheme made during the course of the application resulted in revised comments being sought and received from the RBC Historic Buildings Consultant. These acknowledge the changes made (in scale and detailed design) and specify that although the scheme would still result in some harm to the listed buildings and conservation area and their resulting significance, the changes have reduced this harm. On balance officers consider that the scale, massing and design of the proposal result in 'less than substantial harm' to these heritage assets and Conservation Area. Para 135 of the NPPF does set out that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application, which has been assessed and considered to be acceptable by officers.

6.21 Paragraph 134 of NPPF states that "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use." Accordingly, in conclusion when weighed against the public benefits of the proposal (as outlined elsewhere in this appraisal), including the provision and composition of affordable housing, the quality of the overall design, the regeneration and re use of this derelict site, the proposals are considered to be appropriate in this respect and can be granted planning permission.

iii) **Archaeology**

6.22 The site lies in an area of high archaeological potential, as illustrated by previous archaeological investigations undertaken in association with the former construction works at the site. These previous incomplete archaeological investigations identified the presence of several phases of activity within the site,

starting in the 11th century and including the burial of human remains. Archaeological investigations will ensure preservation, either by record or in situ, of any further heritage assets present on the site in a manner appropriate to their significance. It is considered subject to conditions, taking into account the previous findings at the site, the proposals are acceptable and accord with policy CS33.

ii) Landscaping and Ecology

6.23 Landscaping:

Due to the existing and proposed built up nature of the site the proposed landscaping information is restricted to the areas of green roofs within the site. Landscape officers have suggested further vertical landscaping would be welcomed but it does not form part of the current scheme, which illustrates the provision of areas of green roof at fourth, fifth, sixth and seventh floors. Access to the roof will only be for maintenance purposes and a cable based fall arrest system is proposed to all flat roofs. The green roof will be low maintenance and will not require any irrigation as it is self-sustaining providing habitats for invertebrate and bird species. During the first year of the development, the green roof will be maintained three times and on subsequent years the roof will be maintained twice a year. This maintenance will include the removal of pests, check for diseases and remove any debris. This is considered to be acceptable in principle and details hard and soft landscaping will be secured by condition.

6.24 Ecology:

Bat surveys have been carried out for both elements of the site noting the presence of three common pipistrelles emerging from 29-31 Market Place (within the application site). In line with the Bat Conservation Trust's Bat Survey Guidelines, two further emergence / pre-dawn re-entry bat surveys are required to be carried out. Surveys would be carried out between May and September, with at least one taking place in the optimum period of May to August (inclusive), and with at least one being a pre-dawn survey. The additional bat surveys have now been undertaken. The results of the second and third survey along with the mitigation measures are required prior to the application being determined and will therefore be provided as an update to this report and are noted in the officers recommendation at the start of this report.

6.25 In terms of additional biodiversity measures soft landscaping within the site is limited, therefore the applicant should ensure that the landscaping plans incorporate swift bricks and other biodiversity enhancements. It is considered this can be secured through a condition.

iii) Quality of accommodation for future occupiers

6.26 The residential units within the upper floors of 27-32 Market Place are formed by the conversion of Listed Buildings and therefore the room layout and window openings are constrained by the historic fabric of the building. The proposed room sizes are considered to be adequate in this context, although some are an irregular shape all habitable rooms have an external window with some units having a triple aspect. The removal of 20th century extensions to the rear of these building also allows additional outlook and light. It is noted that due to the relationship with the proposed new build element on the Friar Street site the rear elevation of the Market Place units will face the eastern elevation of the proposed offices which is shown to be largely glazed at a distance of 10m to 17m for units no 37,40 and 43.

At fourth floor the due the design of proposed flats 11 and 22 (to the rear of the application site) this distance is reduced to 8m.

- 6.27 To seek to overcome overlooking issues from the office use, angled louvres will be installed from first floor level to third floor level of the offices to orientate views upwards (these can be controlled by condition) and the flats are set at an oblique angle to the nearest windows at the rear of Market Place. As these Listed Buildings are sought to be retained further demolition to the rear is not sought and in this tight knit urban context this separation distance although not ideal is considered acceptable subject to the mitigation to prevent any direct overlooking between the two elements and retain levels of privacy for future residents. In relation to matters of overbearing each unit is double aspect with a view over Market Place. In terms of daylight, the BRE have independently reviewed the results submitted in accordance with the BRE guidelines and one bedroom and one kitchen/living/dining room would be below the guidelines, which is considered to be acceptable in this tight knit urban location.
- 6.28 With regard to the new build residential element each of the 35 flats will meet the nationally described space standards and these units are located at fourth floor and above, which is not enclosed by surrounding built form. These units achieve good levels of light and outlook and not affected in terms of privacy by overlooking. Due to the curved nature of the site there is an 18m separation distance between the flatted units at the front and the rear of the site. The majority of these units are dual aspect, with single aspect units located on the eastern side of the building to gain good levels of light. Overall daylight and sunlight provision for the new build elements is good, but the BRE assessment set out this is subject to surrounding sites remaining undeveloped at roof top level.
- 6.29 In respect of air quality, noise and disturbance matters in this town center location, officers are content with the information submitted, subject to a pre-commencement construction method statement, including noise and dust measures and appropriate sound insulation for the proposed units, which can be controlled by condition.
- 6.30 In relation to external amenity space due to the constraints of the Listed Buildings and the contained boundary of the site, there will not be residential amenity space provided to these units. This approach is reflective of the exceptions outlined in Policy DM10 for flats in central Reading and 13 units within the new build section are provided with external amenity space. Also Forbury Gardens are within a five minute walk and easily accessible from the application site proving an area of public open space. Due to increased use of these Gardens generated by both the residential and commercial element of the scheme a financial contribution is sought to mitigate the impact of the development in accordance with the tests of the circular. The applicant has therefore agreed financial contribution towards improving infrastructure of £43,000 which is acceptable to officers and can be secured by a S106 Legal Agreement.
- 6.31 In terms of the proximity of future occupiers to non-residential uses within and outside the site, the site is within a busy town centre location where an element of night-time economy exists at present. Subject to hours of opening conditions for the proposed A4 use within the site and appropriate noise attenuation for the proposed units this relationship, that occurs elsewhere in the town center is considered to be acceptable.

- 6.32 In terms of the potential wind impacts of the proposed development, this has been assessed by the applicant in relation to the ground floor and pedestrian accesses. It is considered to have been sufficiently demonstrated that with appropriate planning wind conditions the scheme would be suitable for the intended uses in terms of pedestrian safety and comfort.
- 6.33 With regard to crime and safety matters the Crime Prevention Design Advisor is generally content with the proposals, but seeks further measures to be secured via condition, which will require the applicant to achieve a 'Security by Design' Award.
- 6.34 Although fire safety is not a material planning consideration, owing to the ongoing Inquiry in relation to events at Grenfell Tower the applicant was asked during the application to provide further details in these regards which are set out below:
- The fire safety strategy will comply with the principles of the fire safety requirements (Part B) of the Building Regulations 2010.
 - The residential units in the building will be fitted with fire sprinklers. We will consider the requirement for sprinkler protection to the office areas in due course as the design progresses.
 - All insulation products, filler material used in the external wall construction is rated as Class 0 'limited combustibility' or better, with requisite fire stops & fire testing to meet Building Regulations.
 - There is no external cladding; all new-build external materials will be brick, stone or metal and non-combustible.
 - Fire separation between the new building and adjoining buildings will meet the space separation requirements to the site boundaries.
 - Some apartments will have extended travel distances in the common corridor. A fire engineered approach has been taken that will involve automatic smoke detection and mechanical smoke ventilation of the corridors.
 - The office stairs will be fitted with fire mains. The residential stairs will be constructed as a fire fighting shaft with 120mins fire resistance (because the top floor is more than 18m above fire brigade access level).
 - 90mins fire resistance is provided between floors & around all escape stairs.
 - 90mins fire resistance is also provided between all dwellings & between all dwellings & escape corridors.
- 6.35 With regard to the proposed non-residential units, these have been designed to be flexible A1/A2/A3 use with a single A4 unit (historically present on the site). These commercial units will utilise existing delivery/servicing and access facilities. The proposed entrances within the new build element on both the Friar Street Frontage and accessed from the pedestrian route through the site will be suitably prominent and well lit. The applicant has specified there will be up lights on the front facades of the building - this and detail future signage on the retail units can be controlled by condition and will require separate advertisement consent. The opening hours of the public house will also be conditioned to be 11pm in line with the Licensing policy in this area. It is also considered necessary for a condition to retain active window displays in the future, to ensure that the commercial units assist the vitality and viability of the area. It is also recommended for informatives to be added to any permission denoting that if implemented, the permission would give flexibility for use within the units for 10 years from the date of the permission. After 10 years the lawful use would revert to whichever of the permitted uses is taking place at the time within the units (or each unit should they subsequently be sub-divided in smaller separate units). In conclusion, the

proposed non-residential units are considered to provide a high quality offer which would suitably serve this town center site.

- 6.36 In overall terms it is considered that the proposals comply with policies RC9 and DM4, providing a high standard of accommodation for all future occupiers.

iv) Amenity for nearby occupiers

- 6.37 Residential occupiers are located on the upper floors of 36-42 Market Place. In relation to the daylight and sunlight impacts on these existing nearby occupiers, the results of the assessment by the applicant have again been reviewed on behalf of the local planning authority by BRE, who conclude loss of daylight to all but one of the windows to be well within the BRE guidelines. The loss of light to one window would be a minor adverse effect in the overall context. Loss of sunlight to this building is not an issue as the relevant windows face within 90 degrees of due north.
- 6.38 In respect of overlooking, visual dominance and overbearing matters, it is acknowledged that for occupiers within these units the view from rear facing units will change as a result of the proposed development. These units are set in a tight knit urban context at present with the Sainsbury's building to the rear. The proposed development would be set at an oblique angle to the existing rear facing units and due to the separation distance retained these units are not considered to be significantly detrimentally affected in terms of overbearing or visual dominance to warrant the refusal of planning permission. In terms of other amenity based matters (noise and disturbance, artificial lighting, vibration, dust and fumes, smells and crime and safety), consistent with the quality of accommodation section above, the proposals are considered appropriate in these regards subject to a series of conditions. Including where areas of flat roof are not proposed for small terraces associated with individual units, a condition shall prevent the use of such areas as balconies, roof garden or similar amenity areas (unless they are already explicitly shown as such on the approved plans).
- 6.39 The impact of the proposed built form on other adjacent commercial units is not considered to be significantly adverse due to the commercial nature of these site. The objections of the occupier at 23/24 Market Place are noted and are set out in the consultation section above.
- 6.40 In overall terms the proposals are not considered to cause a significant detrimental impact to the living environment of existing or new residential properties, adjacent commercial premises or wider users of the area and can be considered to accord with policies RC9 and DM4.

v) Impact on the public realm at Town Hall Square

- 6.41 The proposal will create a new frontage onto Town Hall Square which is used by the general public as a pedestrian route and sitting area. The proposed re-provision of an active retail frontage to the Square and a pedestrian route to Market Way are considered to be a significant public benefit of the scheme. To assess the impact of the mass of the development on this area a Light/Shadow study was also undertaken by the applicant. The BRE guidelines for Public Open Space state "Sunlight to amenity areas may be adversely affected if the area which can receive two hours of direct sunlight on 21 March is reduced to less than 50% of its area and less than 0.8 times its former size". The study concluded that

the proposal would retain sufficient light to this area with a 12% reduction, which is considered to be acceptable in this regard. Any future landscaping works to Town Hall Square can be also being contributed to via monies secured under CIL.

vi) Transport and Access

- 6.42 The site is located within the town center where it is acceptable to have a car free scheme. There is a requirement for cycle parking provision which the applicant has demonstrated can be met on site. Serving and deliveries for the commercial units, as with the previous use of the site, can be provided within existing bays designated for business use in the vicinity. The proposal is therefore considered to accord with parking policies.
- 6.43 An acceptable re aligned route through the site has been set out and is considered to safe guard the historic route through the site, improve permeability within the town center and provide access to the proposed retail units. In order to safeguard occupants of both the residential and retail units that have entrances within the site, the route through the site will be gated and access restricted in the evening. This is considered to be in keeping with the arrangements at the Sainsburys store and detail of the gates opening times can be controlled by condition with a management plan for operation of the gates also to be secured by condition in accordance with Policy CS24.

vii) Sustainability, energy and SuDS

- 6.44 In terms of the residential component, although a formal code for sustainable homes pre-assessment is no longer required, the applicant has submitted an Energy Strategy Report and other associated BREEAM Assessments. The Energy Strategy covers a variety of sustainability related matters specifying a range of benefits. In overall terms this information is considered appropriate, with the standard condition securing written evidence that at least 50% of the new build dwellings will achieve at least a 19% improvement in the dwelling emission rate over the target emission rate, as per Part L of Building Regulations (2013). A BREEAM Domestic Refurbishment 2014 Pre-Assessment has been provided for 27-32 Market Place which specifies a Very Good BREEAM rating can be achieved.
- 6.45 Both the office and retail units within new building at Friar Street are able to achieve the BREEAM assessment rating of 'Excellent' and 'Very Good', respectively. With the retail units within the Market Place properties able to demonstrates that a Very Good rating can be achieved. Accordingly, conditions will confirm this at final design stage, as well as securing a final BREEAM certificate pre-first occupation.
- 6.46 All renewable energy options have been explored; solar PV panels are considered viable as there is a flat roof on which Solar PV panels can be installed to contribute to the electricity demand of the Building. Other technologies have been discounted with suitable justification provided within the energy statement.
- 6.47 Officers are therefore content that the applicant has acceptably demonstrated that the proposals accord with the principles of policies CS1, DM1 and DM2. In order to ensure that the measures stipulated within the Energy Strategy are actually implemented in practice, a compliance condition will be included on the decision notice (in addition to the sustainability conditions referenced above).

- 6.48 In terms of SuDS the proposals are considered to be acceptable subject to a condition stipulating the scheme to be completed in accordance with the details submitted and be managed / maintained thereafter in accordance with the details hereby approved. The site is set within Flood Zone 1, at the lowest risk of flooding, therefore no further assessment of flooding matters was required.

viii) S106, CIL and Equality

- 6.49 In addition to the affordable housing, leisure contributions and accesses matters referenced above in the appraisal to be secured via s106 legal agreement, it is also considered necessary to secure both a construction and end user Employment Skills and Training Plan via s106 too. Owing to the non-residential element being over 1000sqm, this will include an end-user requirement as well as during the construction phase. The applicant has not yet indicated whether this will take the form of site specific plans or a financial contribution. As such, the s106 will secure this in a flexible manner covering both options.
- 6.50 Policies CS9 and DM3 allow for necessary contributions to be secured to ensure that the impacts of a scheme are properly mitigated. It is considered that each of the obligations referred to above would comply with the National Planning Policy Framework and Community Infrastructure Levy (CIL) in that it would be: i) necessary to make the development acceptable in planning terms, ii) directly related to the development and iii) fairly and reasonably related in scale and kind to the development.
- 6.51 Separately, the applicant duly completed a CIL liability form as part of the submission of this application. Based on the information provided, the retail arcade will be likely to have been occupied for six continuous months of the thirty-six previous months when a decision is issued (the last retail unit within the site was vacated in January 2016). Accordingly, the floorspaces of this building can be deducted from the final liability. There is a CIL charge of £0 for retail use in this location. On this basis, the CIL liability will be based on the residential and office elements of the scheme.
- 6.52 It is also acknowledged that the CIL liability is likely to decrease in practice, as the applicant has submitted CIL form 2 for social housing relief for the affordable housing element of the proposals. These figures will be updated at your meeting.
- 6.53 Equality - In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular application.

7. CONCLUSION

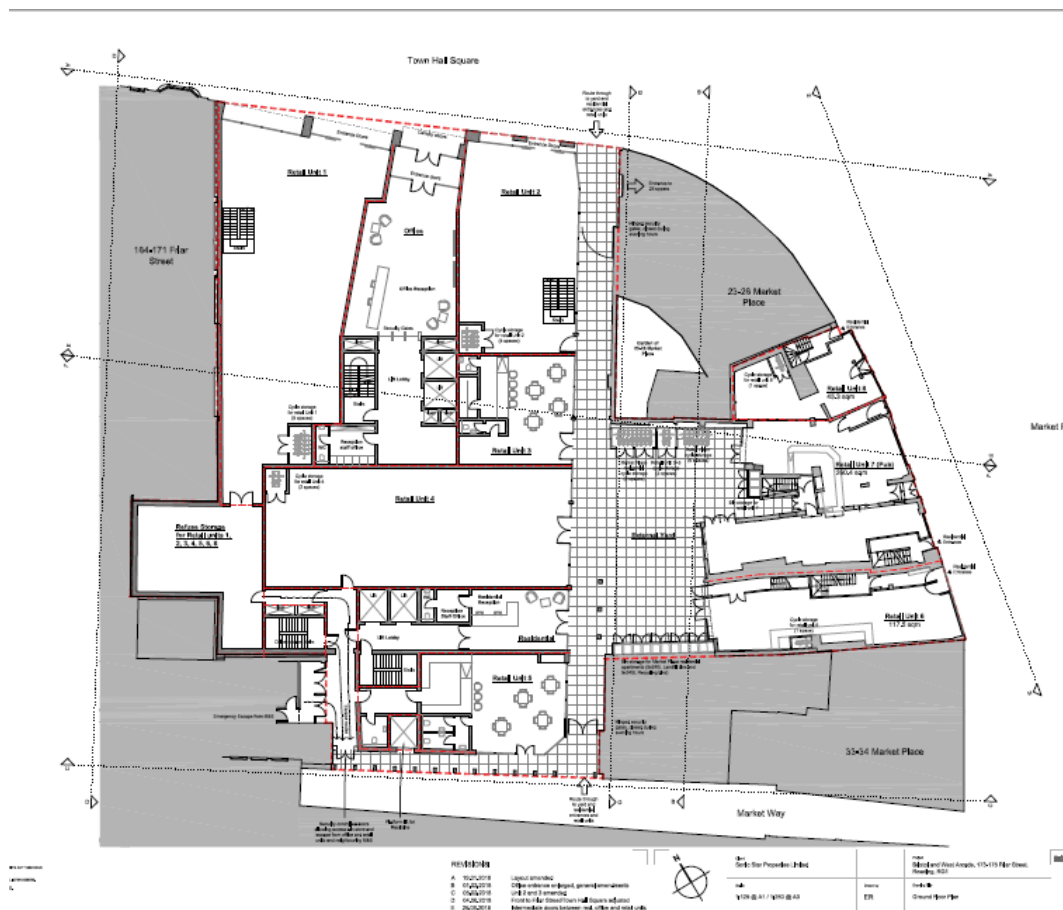
- 7.1 The proposals are considered to be acceptable within the context of national and local planning policies, as detailed in the appraisal above. There are considered to be a significant number of planning benefits associated with the development which have been very carefully balanced in relation to the effect on Listed Buildings within

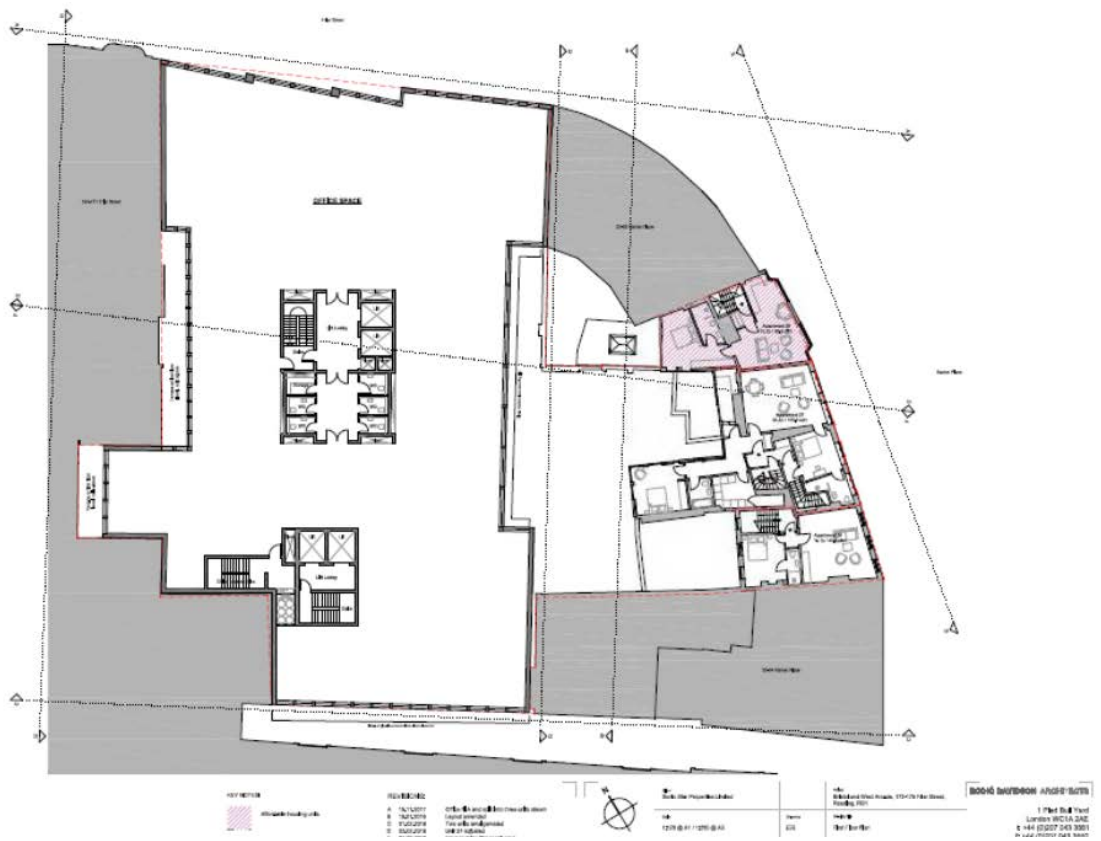
and surrounding the site and the London Street/ Market Place Conservation Area. These benefits include restoration of the Listed Buildings on Market Place including the historic public house, the regeneration of a derelict town centre site, the re-provision of a pedestrian route through the town centre, the high quality design approach proposed throughout the site and the provision of 30% affordable units. Therefore, when applying an overall critical planning balance of all material considerations, the benefits are considered to outweigh the conflicts. As such, full planning permission and Listed building consent is recommended for approval, subject to the final bat survey, the recommended conditions and completion of the S106 Legal Agreement.

Case Officer: Susanna Bedford

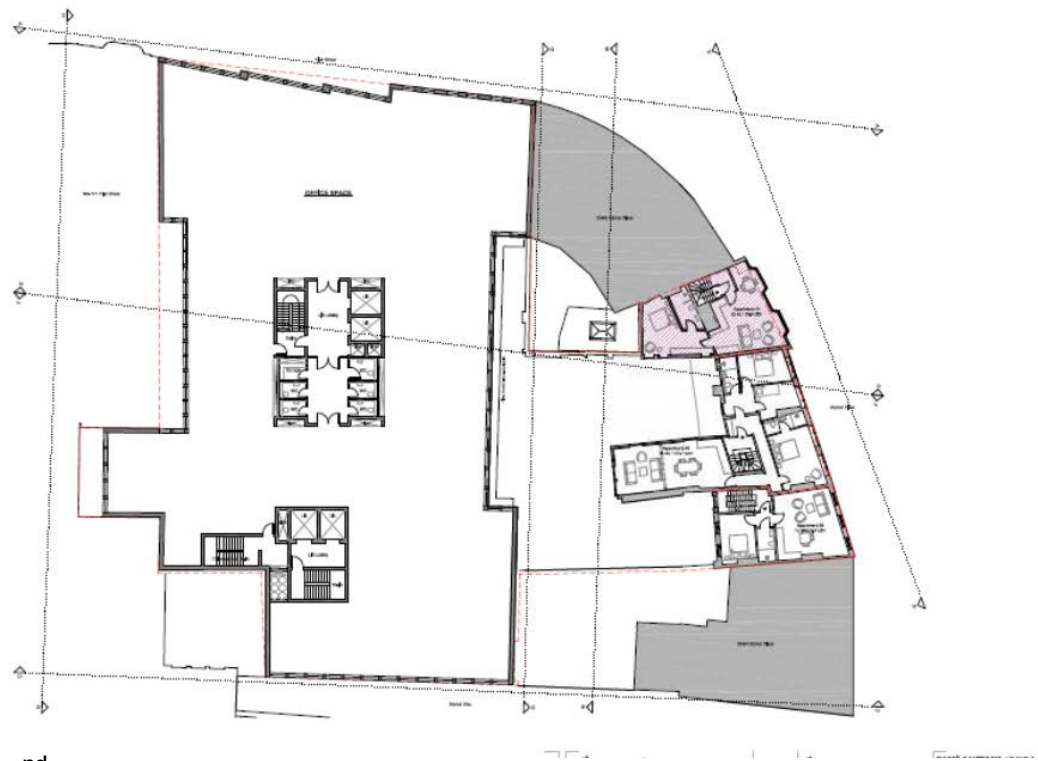
Proposed Plans:

Proposed Ground Floor Plan





Proposed 1st Floor Plan



Proposed 2nd Floor Plan



NOTES

1. All dimensions are in meters unless otherwise stated.

2. All areas are approximate and subject to change.

3. All areas are subject to the final approved plans.

4. All areas are subject to the final approved plans.

5. All areas are subject to the final approved plans.

6. All areas are subject to the final approved plans.

7. All areas are subject to the final approved plans.

8. All areas are subject to the final approved plans.

9. All areas are subject to the final approved plans.

10. All areas are subject to the final approved plans.

LEGEND

1. ROOMS: Living Area, Kitchen, Bedroom, Bathroom, etc.

2. WALLS: 100mm thick brickwork, etc.

3. FLOORS: 100mm concrete, etc.

4. ROOFING: As detailed, etc.

SCALE

0 2 4 6 8 10 12 14 16 18 20

PROJECT INFORMATION

Project Name: [Redacted]

Client: [Redacted]

Architect: [Redacted]

Site: [Redacted]

Phase: [Redacted]

Date: [Redacted]

Scale: [Redacted]

Sheet: [Redacted]

Drawn by: [Redacted]

Checked by: [Redacted]

Approved by: [Redacted]

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Proposed 4th Floor Plan



NOTES

1. All dimensions are in meters unless otherwise stated.

2. All areas are approximate and subject to change.

3. All areas are subject to the final approved plans.

4. All areas are subject to the final approved plans.

5. All areas are subject to the final approved plans.

6. All areas are subject to the final approved plans.

7. All areas are subject to the final approved plans.

8. All areas are subject to the final approved plans.

9. All areas are subject to the final approved plans.

10. All areas are subject to the final approved plans.

LEGEND

1. ROOMS: Living Area, Kitchen, Bedroom, Bathroom, etc.

2. WALLS: 100mm thick brickwork, etc.

3. FLOORS: 100mm concrete, etc.

4. ROOFING: As detailed, etc.

SCALE

0 2 4 6 8 10 12 14 16 18 20

PROJECT INFORMATION

Project Name: [Redacted]

Client: [Redacted]

Architect: [Redacted]

Site: [Redacted]

Phase: [Redacted]

Date: [Redacted]

Scale: [Redacted]

Sheet: [Redacted]

Drawn by: [Redacted]

Checked by: [Redacted]

Approved by: [Redacted]

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Proposed 5th Floor Plan



NOTES:
 1. All dimensions are in meters.
 2. All areas are in square meters.
 3. All areas are rounded to the nearest square meter.
 4. All areas are based on the finished floor level.
 5. All areas are based on the external dimensions of the building.
 6. All areas are based on the internal dimensions of the building.
 7. All areas are based on the net area of the building.
 8. All areas are based on the gross area of the building.
 9. All areas are based on the total area of the building.
 10. All areas are based on the total area of the building including the external walls and roof.



REVISIONS:
 1. 12/12/2018 Layout changes
 2. 12/12/2018 All dimensions and areas

	Site: The Project Site 14 1200 @ 41' (250 @ 41)	Scale: 1:100 1:100	Client: The Project Site 14 1200 @ 41' (250 @ 41)
	Date: 12/12/2018	Author: [Name]	Check: [Name]

Proposed 6th Floor Plan



NOTES
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

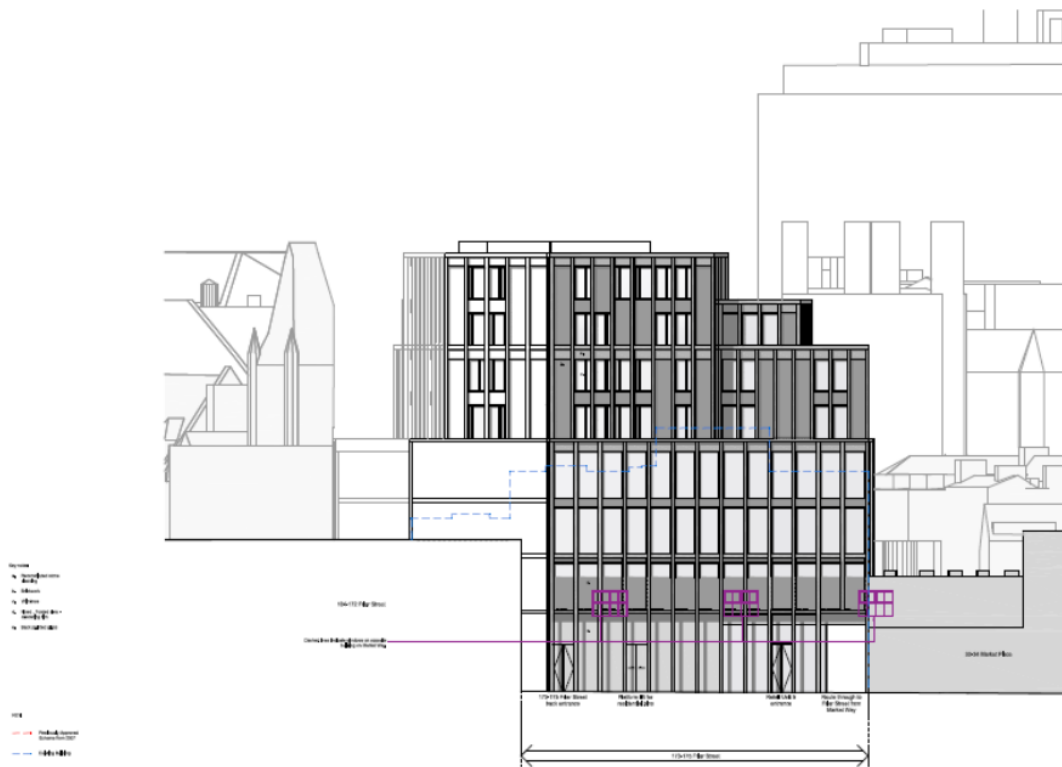
Proposed Roof Plan

LEGEND
 1. HATCHED AREA - Level marking
 2. HATCHED AREA - PV and workshop area

	Project Name 1234 Street, 5678 City, 91012 Country	Date 15/10/2023	Scale 1:100	Sheet No. 01
	Project No. 123456789	Client ABC Company	Designer DEF	Title Proposed Roof Plan



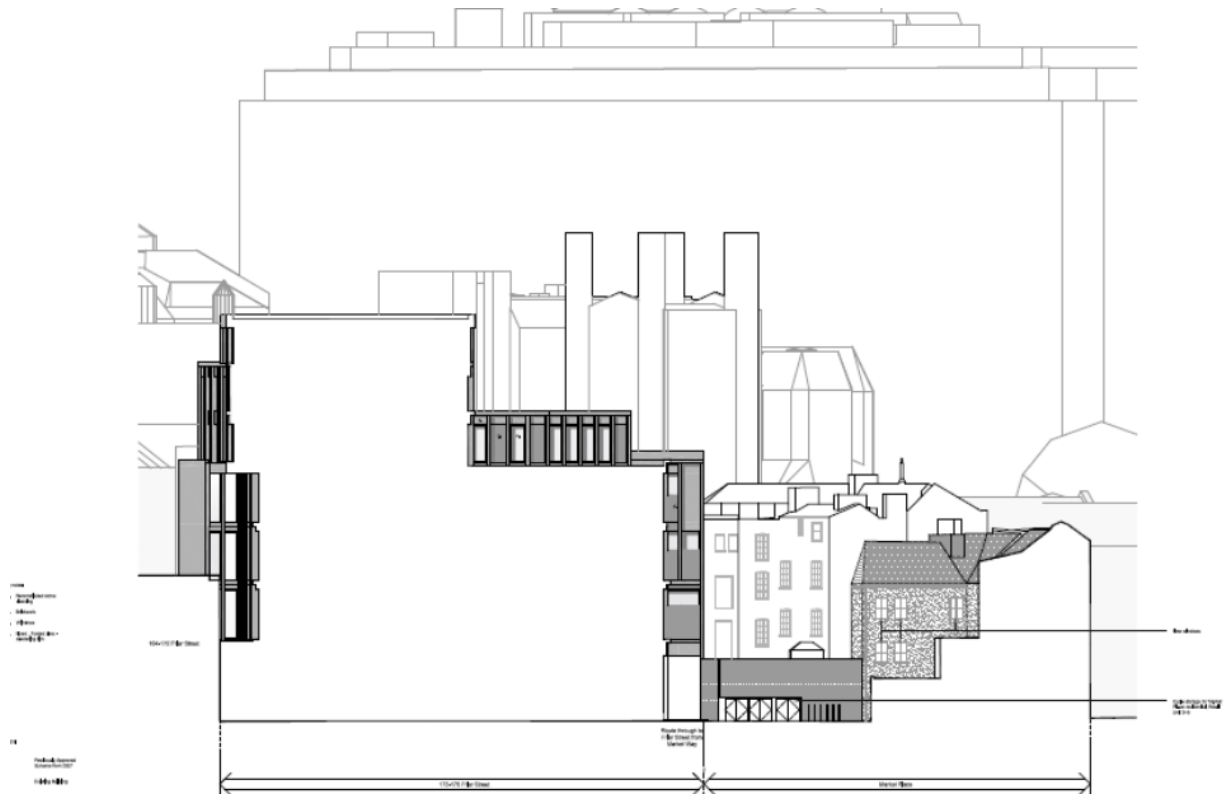
Elevation Section through 23-26 and 33-34 Market Place



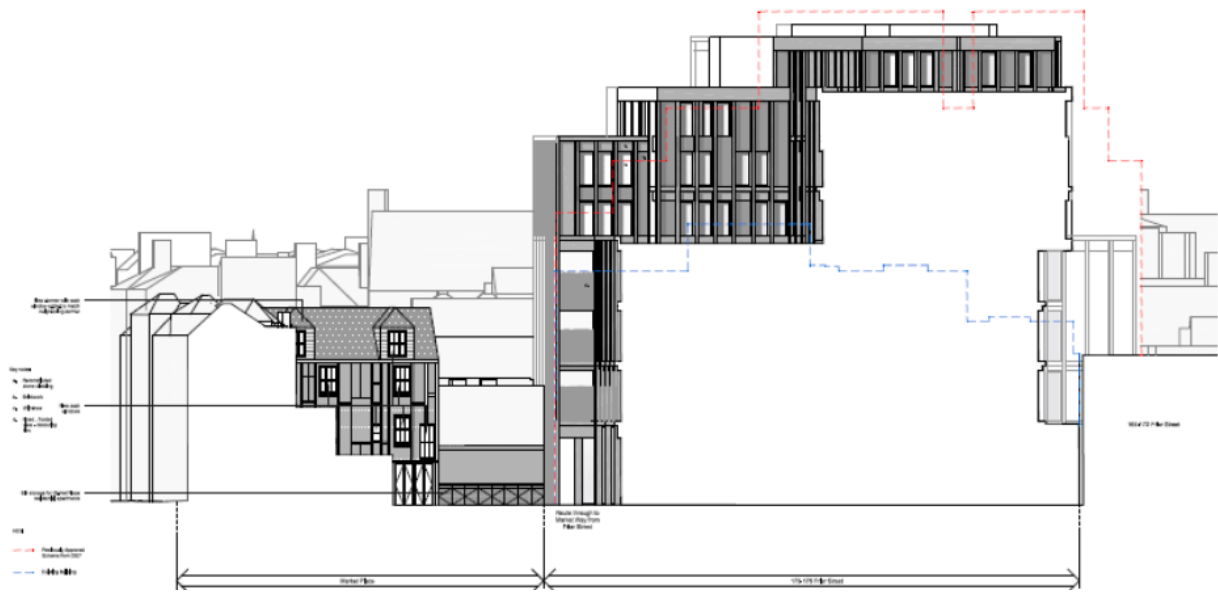
Section through Market Way Elevation



Elevation - Section through Marks and Spencers



Cross Section Facing St Laurence's church



Cross section facing south



Section - Rear elevation of buildings on Market Place



Market Place Elevation



Friar Street / Town Hall Square Elevation