

To: Councillor Gavin (Chair)  
Councillors Davies, Dominguez, Ennis,  
Foster, Hornsby-Smith, Leng, McCann,  
Moore, Saadat, Stevens, Williams and Yeo

Direct ☎ : 0118 9372112

23 June 2026

Your contact is: **Nicky Simpson - Committee Services (nicky.simpson@reading.gov.uk)**

**NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE 1 JULY 2026**

A meeting of the Planning Applications Committee will be held on Wednesday, 1 July 2026 at 6.30 pm in the Council Chamber, Civic Centre, Bridge Street, Reading RG1 2LU. The Agenda for the meeting is set out below.

AGENDA	ACTION	WARDS AFFECTED	PAGE NO
<b><u>KEY TO CODING</u></b>			
1. DECLARATIONS OF INTEREST	-		
2. MINUTES	-		7 - 10
3. QUESTIONS	-		
4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	Decision		11 - 14
5. PLANNING APPEALS	Information		15 - 20
<b><u>PLANNING APPLICATIONS TO BE CONSIDERED</u></b>			
6. PL/26/0237 (FUL) - BATTLE INN PH, 2 BEDFORD ROAD	Decision	ABBEY	21 - 62

**CIVIC CENTRE EMERGENCY EVACUATION:** *If an alarm sounds, leave by the nearest fire exit quickly and calmly and assemble on the corner of Bridge Street and Fobney Street. You will be advised when it is safe to re-enter the building.*

**Proposal:** Demolition of the former public house and the erection of a part five-storey building comprising six self-contained residential flats (Use Class C3) with a Commercial, Business and Service unit at ground floor (Use Class E) and associated works.

**Recommendation:** GRANT subject to conditions and the completion of a Section 106 legal agreement

7. PL/26/0603 (FUL) - ST MARY'S Decision ABBEY 63 - 124  
HOUSE, 66-68 ST MARYS BUTTS  
AND 75-77 BROAD STREET

**Proposal:** Change of use of first to third floors from office (Class E) to provide serviced apartments (Class C1). Addition of fourth floor to provide serviced apartments (Class C1) and various associated alterations.

**Recommendation:** GRANT subject to conditions and the completion of a Section 106 legal agreement

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Members of the public who participate in the meeting will be able to speak at an on-camera or off-camera microphone, according to their preference.

Please speak to a member of staff if you have any queries or concerns.

# GUIDE TO PLANNING APPLICATIONS Agenda Annex

1. There are many different types of applications processed by the Planning Service and the following codes are used to abbreviate the more common types of permission sought:
  - FUL - Full detailed planning permission for development or change of use
  - OUT - Principal of developing a site or changing a use
  - REM - Detailed matters “reserved matters” - for permission following approval of an outline planning application.
  - HOU - Applications for works to domestic houses
  - ADV - Advertisement consent
  - APC - Approval of details required by planning conditions
  - VAR - Significant change to a planning permission previously granted
  - NMA - Insignificant change to a planning permission previously granted
  - ADJ - Consultation from neighbouring authority on application in their area
  - LBC - Works to or around a Listed Building
  - CLE - A certificate to confirm what the existing use of a property is
  - CLP - A certificate to confirm that a proposed use or development does not require planning permission to be applied for.
  - REG3 - Indicates that the application has been submitted by the Local Authority.

2. Officer reports often refer to a matter or situation as being “a material consideration”. The following list tries to explain what these might include:

Material planning considerations can include (but are not limited to):

- Overlooking/loss of privacy
- Loss of daylight/sunlight or overshadowing
- Scale and dominance
- Layout and density of buildings
- Appearance and design of development and materials proposed
- Disabled persons' access
- Highway safety
- Traffic and parking issues
- Drainage and flood risk
- Noise, dust, fumes etc
- Impact on character or appearance of area
- Effect on listed buildings and conservation areas
- Effect on trees and wildlife/nature conservation
- Impact on the community and other services
- Economic impact and sustainability
- Government policy
- Proposals in the Local Plan
- Previous planning decisions (including appeal decisions)
- Archaeology

There are also concerns that regulations or case law has established cannot be taken into account. These include:

- Who the applicant is/the applicant's background
- Loss of views
- Loss of property value
- Loss of trade or increased competition
- Strength or volume of local opposition
- Construction noise/disturbance during development
- Fears of damage to property
- Maintenance of property
- Boundary disputes, covenants or other property rights
- Rights of way and ownerships disputes over rights of way
- Personal circumstances

# Glossary of usual terms

**Affordable housing** - Housing provided below market price to meet identified needs.

**Air Quality Management Area (AQMA)** - Area where air quality levels need to be managed.

**Apartment-hotel** - A use providing basic facilities for self-sufficient living with the amenities of a hotel. Generally classed as C1 (hotels) for planning purposes.

**Article 4 Direction** - A direction which can be made by the Council to remove normal permitted development rights.

**BREEAM** - A widely used means of reviewing and improving the environmental performance of generally commercial developments (industrial, retail etc).

**Brownfield Land** - previously developed land.

**Brown roof** - A roof surfaced with a broken substrate, e.g. broken bricks.

**Building line** - The general line along a street beyond which no buildings project.

**Bulky goods** - Large products requiring shopping trips to be made by car: e.g. DIY or furniture.

**CIL** - Community Infrastructure Levy. Local authorities in England and Wales levy a charge on new development to be spent on infrastructure to support the development of the area.

**Classified Highway Network** - The network of main roads, consisting of A, B and C roads.

**Conservation Area** - areas of special architectural or historic interest designated by the local authority. As designated heritage assets the preservation and enhancement of the area carries great weight in planning permission decisions.

**Control of Major Accident Hazards (COMAH) Competent Authority** - The Control of Major Accident Hazards Regulations 1999 (COMAH) and their amendments 2005, are the enforcing regulations within the United Kingdom. They are applicable to any establishment storing or otherwise handling large quantities of industrial chemicals of a hazardous nature. Types of establishments include chemical warehousing, chemical production facilities and some distributors.

**Dormer Window** - Located in the roof of a building, it projects or extends out through the roof, often providing space internally.

**Dwelling** - A single housing unit - a house, flat, maisonette etc.

**Evening Economy** A term for the business activities, particularly those used by the public, which take place in the evening such as pubs, clubs, restaurants and arts/cultural uses.

**Flood Risk Assessment** - A requirement at planning application stage to demonstrate how flood risk will be managed.

**Flood Zones** - The Environment Agency designates flood zones to reflect the differing risks of flooding. Flood Zone 1 is low probability, Flood Zone 2 is medium probability, Flood Zone 3a is high probability and Flood Zone 3b is functional floodplain.

**Granny annexe** - A self-contained area within a dwelling house/ the curtilage of a dwelling house but without all the facilities to be self contained and is therefore dependent on the main house for some functions. It will usually be occupied by a relative.

**Green roof** - A roof with vegetation on top of an impermeable membrane.

**Gross floor area** - Total floor area of the house, including all floors and garage, measured externally.

**Hazardous Substances Consent** - Consent required for the presence on, over, or under land of any hazardous substance in excess of controlled quantity.

**Historic Parks and Gardens** - Parks and gardens of special historic interest, designated by English Heritage.

**Housing Association** - An independent not-for-profit body that provides low-cost "affordable housing" to meet specific housing needs.

**Infrastructure** - The basic services and facilities needed for the smooth running of a community.

**Lifetime Home** - A home which is sufficiently adaptable to allow people to remain in the home despite changing circumstances such as age or disability.

**Listed building** - Buildings of special architectural or historic interest. Consent is required before works that might affect their character or appearance can be undertaken. They are divided into Grades I, II and II\*, with I being of exceptional interest.

**Local Plan** - The main planning document for a District or Borough.

**Luminance** - A measure of the luminous intensity of light, usually measured in candelas per square metre.

**Major Landscape Feature** - these are identified and protected in the Local Plan for being of local significance for their visual and amenity value

**Public realm** - the space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces whether publicly or privately owned.

**Scheduled Ancient Monument** - Specified nationally important archaeological sites.

**Section 106 agreement** - A legally binding agreement or obligation entered into by the local authority and a land developer over an issue related to a planning application, under Section 106 of the Town and Country Planning Act 1990.

**Sequential approach** A method of considering and ranking the suitability of sites for development, so that one type of site is considered before another. Different sequential approaches are applied to different uses.

**Sui Generis** - A use not specifically defined in the use classes order (2004) - planning permission is always needed to change from a sui generis use.

**Sustainable development** - Development to improve quality of life and protect the environment in balance with the local economy, for now and future generations.

**Sustainable Drainage Systems (SUDS)** - This term is taken to cover the whole range of sustainable approaches to surface water drainage management.

**Tree Preservation Order (TPO)** - An order made by a local planning authority in respect of trees and woodlands. The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without the LPA's consent.

## Guide to changes to the Use Classes Order in England.

Changes of use within the same class are not development.

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Shop - not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop	A1	F.2
Shop	A1	E
Financial & professional services (not medical)	A2	E
Café or restaurant	A3	E
Pub, wine bar or drinking establishment	A4	Sui generis
Takeaway	A5	Sui generis
Office other than a use within Class A2	B1a	E
Research & development of products or processes	B1b	E
For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	B1c	E
Industrial	B2	B2
Storage or distribution	B8	B8
Hotels, boarding & guest houses	C1	C1
Residential institutions	C2	C2
Secure residential institutions	C2a	C2a
Dwelling houses	C3	C3
Small house in multiple occupation 3-6 residents	C4	C4
Clinics, health centres, creches, day nurseries, day centre	D1	E
Schools, non-residential education & training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	D1	F.1
Cinemas, theatres, concert halls, bingo halls and dance halls	D2	Sui generis
Gymnasiums, indoor recreations not involving motorised vehicles or firearms	D2	E
Hall or meeting place for the principal use of the local community	D2	F.2
Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms	D2	F.2

## PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 3 JUNE 2026

**Present:** Councillors Gavin (Chair), Davies (Vice-Chair), Dominguez, Ennis, Foster, Hornsby-Smith, Leng, McCann, Moore, Stevens and Williams.

**Also in attendance:** Councillor Saadat attended the meeting as an observer via Microsoft Teams.

**Apologies:** Councillors Yeo.

### RESOLVED ITEMS

#### 1. MINUTES

The Minutes of the meeting held on 29 April 2026 were agreed as a correct record and signed by the Chair.

#### 2. QUESTIONS

A question on the following matter was submitted by a member of the public:

Questioner	Subject
Tony Page	Sir John Madeski Way Consultation

(The full text of the question and reply was made available on the Reading Borough Council website).

#### 3. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS

The Committee considered a report setting out a schedule of applications to be considered at future meetings of the Committee to enable Councillors to decide which sites, if any, they wished to visit prior to determining the relevant applications. The report also listed previously agreed site visits which were yet to take place.

**Resolved - That no additional site visits be arranged at this time.**

#### 4. PLANNING APPEALS

The Committee received a report on notifications received from the Planning Inspectorate on planning appeals registered with them or decisions made and providing summary reports on appeal decisions of interest to the Committee.

Appendix 1 to the report set out details of seven new appeals lodged since the last Committee.

Appendix 2 to the report set out details of five appeals decided since the last Committee.

**Resolved –**

## PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 3 JUNE 2026

- (1) That the new appeals, as set out in Appendix 1, be noted;
- (2) That the outcome of the recently determined appeals, as set out in Appendix 2, be noted.

### 5. ANNUAL PERFORMANCE - BUILDING CONTROL AND DEVELOPMENT MONITORING 2025-26

The Committee considered a report on the work and performance of the Building Control team and the results of the annual development monitoring exercise, for the period 1 April 2025 to 31 March 2026, with comparisons against previous years.

The report served as an addition to the annual performance report on development management that was considered by the Committee on 29 April 2026 (Minute 70 refers).

**Resolved – That the report be noted.**

### 6. PL/26/0555 - PROPOSED CROWN LIFTING OF ONE LIME TREE AT 27 RIDGE HALL CLOSE, CAVERSHAM

The Committee received a report on the proposed crown lifting of one lime tree at 27 Ridge Hall Close, Caversham, which was subject to a Tree Protection Order (TPO). The tree was marked as T17 on plan TPO 3/09, a copy of which was attached at Appendix 1.

The application proposed crown lifting to address the tree's lower branches overhanging the applicant's rear garden. The works were considered reasonable, as they would provide better clearance above the garden and allow increased light beneath the tree's canopy. Details of the intended works were set out in the report, and the extent of the proposed works was illustrated in photographs appended to the report at Appendix 2. In accordance with the Council's Constitution, the application had been referred to Committee for determination, as it had been submitted by a relevant employee of the Council.

The report stated that the proposed works would not harm the tree's future health or affect its appearance and, consequently, its amenity value. The report therefore recommended that the works be approved.

**Resolved – That the proposed tree works be approved.**

### 7. PL/26/0138 (FUL) - HEMDEAN HOUSE SCHOOL, HEMDEAN ROAD, CAVERSHAM

Redevelopment and demolition of buildings, erection of 51no. retirement apartments and conversion of the former School House to form 10no. general open market apartments including communal facilities, access, car parking and landscaping. The conversion of former gate house lodge to form 1no. general open market dwelling.

The Committee considered a report on the above application.

## PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 3 JUNE 2026

An update report was tabled at the meeting that set out the contents of a letter received on 29 May 2026 from the owner of the nursery on the site. The update report stated that the contents of the letter did not alter the recommendation to refuse the application and that concern remained about the loss of the school and nursery use. The update report also corrected typographical errors in the wording of the reasons for refusal, provided clarification on amendments needed to the informatives, and addressed additional clarifications and corrections to errors contained within the original report.

Comments and objections were received and considered.

Objector Tom Brooks attended the meeting and addressed the Committee on this application.

### **Resolved –**

- (1) That application PL/26/0138/FUL be refused planning permission for the reasons set out in the original report, with the amendments to reasons set out in the update report, and with the informatives as set out in the original report and as amended by the update report;**
- (2) That the Director for Planning, Transport and Public Protection Services be authorised to amend, remove or add to the reasons for refusal.**

(The meeting started at 6.30 pm and closed at 7.19 pm)

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<p><b>Planning Applications Committee</b> 03 June 2026</p>	 <div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> <p style="font-size: 2em; margin: 0;"><b>Reading</b></p> <p style="margin: 0;">Borough Council</p> <hr style="width: 100%; border: 0.5px solid purple;"/> <p style="margin: 0; color: purple;">Working better with you</p> </div>
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<b>Title</b>	<b>POTENTIAL SITE VISITS FOR COMMITTEE ITEMS</b>
<b>Purpose of the report</b>	To make a decision
<b>Report status</b>	Public report
<b>Executive Director/ Statutory Officer Commissioning Report</b>	Emma Gee
<b>Report author</b>	Mark Worringham, Planning Policy Manager and Acting Development Manager (Planning & Building Control)
<b>Lead Councillor</b>	Councillor Micky Leng, Lead Councillor for Planning and Assets
<b>Council priority</b>	Not applicable, but still requires a decision
<b>Recommendations</b>	<p>The Committee is asked to:</p> <ol style="list-style-type: none"> <li>1. note this report and any officer recommendations for site visits.</li> <li>2. confirm if there are other sites Councillors wish to visit before reaching a decision on an application.</li> <li>3. confirm if the site(s) agreed to be visited will be arranged and accompanied by officers or can be unaccompanied but with a briefing note provided by the case officer.</li> </ol>

## 1. Executive Summary

1.1 To identify those sites where, due to the sensitive or important nature of the proposals, Councillors are advised that a Site Visit would be appropriate before the matter is presented at Committee and to confirm how the visit will be arranged. A list of potential sites is appended with a note added to say if recommended for a site visit or not.

## 2. The Proposal

2.1 A site visit helps if a proposed development and context is difficult to visualise from the plans and supporting material or to better understand concerns or questions raised by a proposal.

2.2 Appendix 1 of this report provides a list of, mainly major, applications recently received that may be presented to Committee for a decision and which Officers consider Councillors would benefit from visiting to inform decision making. If agreed, you will be advised whether the visit should be accompanied or not and then later advised of a date when Officers are ready to bring a report to Committee. Appendix 2 lists those sites that have previously been agreed by Committee should be visited before making a decision.

- 2.3 Accompanied site visits are appropriate when access to private land is necessary to appreciate matters raised. These visits will be arranged and attended by officers on the designated date and time. Applicants and objectors may observe the process and answer questions when asked but lobbying is discouraged. A site visit is an information gathering opportunity to inform decision making.
- 2.4 Unaccompanied site visits are appropriate when the site can be easily seen from public areas and allow Councillors to visit when convenient to them. In these instances, the case officer will provide a briefing note on the application and the main issues to assist when visiting the site.
- 2.5 Often it is during consideration of a report on a planning application that it becomes apparent that Councillors would benefit from visiting a site to assist in reaching the correct decision. In these instances, Officers or Councillors may request a deferral to allow a visit to be carried out.
- 2.6 It is also possible for officers to suggest, or Councillors to request, a visit to a completed development to assess its quality.

### **3. Contribution to Strategic Aims**

- 3.1 The Council Plan has established five priorities for the years 2025/28. These priorities are:
1. Promote more equal communities in Reading
  2. Secure Reading's economic and cultural success
  3. Deliver a sustainable and healthy environment and reduce our carbon footprint
  4. Safeguard and support the health and wellbeing of Reading's adults and children
  5. Ensure Reading Borough Council is fit for the future
- 3.2 In delivering these priorities, we will be guided by the following set of principles:
1. Putting residents first
  2. Building on strong foundations
  3. Recognising, respecting, and nurturing all our diverse communities
  4. Involving, collaborating, and empowering residents
  5. Being proudly ambitious for Reading
- 3.3 Full details of the Council Plan and the projects which will deliver these priorities are published on the Council's website - [Council plan - Reading Borough Council](#). These priorities and the Council Plan demonstrate how the Council meets its legal obligation to be efficient, effective and economical.
- 3.4 The processing of planning applications contributes to delivering a sustainable and healthy environment and helping the economic, cultural and vibrant success for Reading Borough.
- 3.5 The processing of planning applications contributes to creating a healthy environment with thriving communities and helping the economy within the Borough, identified as the themes of the Council's Corporate Plan.

### **4. Environmental and Climate Implications**

- 4.1 The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).
- 4.2 The Planning Service uses policies to encourage developers to build and use properties responsibly by making efficient use of land and using sustainable materials and building methods.

## **5. Community Engagement**

5.1 Statutory neighbour consultation takes place on planning applications.

## **6. Equality Implications**

6.1 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—

1. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
2. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
3. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

6.2 It is considered that an Equality Impact Assessment (EIA) is not relevant to the decision on whether sites need to be visited by Planning Application Committee. The decision will not have a differential impact on people with the protected characteristics of; age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex (gender) or sexual orientation.

## **7. Legal Implications**

7.1 None arising from this report.

## **8. Financial Implications**

8.1 The cost of site visits is met through the normal planning service budget and Councillor costs.

## **9. Timetable for Implementation**

9.1 Site visits are normally scheduled for the Thursday prior to committee. Planning Administration team sends out notification emails when a site visit is arranged.

## **10. Background Papers**

10.1 There are none.

## **Appendices**

### **Appendix 1 - Potential Site Visits. List of applications received that may be presented to Committee for a decision in due course**

- None

### **Appendix 2 - Previously Agreed Site Visits with date of PAC when requested:**

- PL/26/0138, Hemdean House School – agreed by PAC on 29 April 2026 that an accompanied site visit be arranged.
- PL/26/0415, Station Hill – agreed by PAC on 29 April 2026 that an accompanied site visit be arranged.
- PL/26/0277, Garden of 80 Whitley Wood Road – agreed by PAC on 29 April 2026 that an accompanied site visit be arranged.

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<p><b>Planning Applications Committee</b> 01 July 2026</p>	 <div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> <p style="font-size: 2em; margin: 0;"><b>Reading</b></p> <p style="margin: 0;">Borough Council</p> <hr style="width: 100%; border: 0.5px solid black;"/> <p style="margin: 0;"><b>Working better with you</b></p> </div>
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<b>Title</b>	<b>PLANNING APPEALS</b>
<b>Purpose of the report</b>	To note the report for information
<b>Report status</b>	Public report
<b>Report author</b>	Mark Worringham, Planning Policy Manager and Acting Development Manager (Planning & Building Control)
<b>Lead Councillor</b>	Councillor Micky Leng, Lead Councillor for Planning and Assets
<b>Corporate priority</b>	Inclusive Economy
<b>Recommendations</b>	The Committee is asked: 1. To note the report.

**1. Executive Summary**

1.1 To advise Committee on notifications received from the Planning Inspectorate on planning appeals registered with them or decision made and to provide summary reports on appeal decisions of interest the Planning Applications Committee.

**2. Information provided**

2.1 Please see Appendix 1 of this report for new appeals lodged since the last committee.

2.2 Please see Appendix 2 of this report for appeals decided since the last committee with summary reports provided.

**3. Contribution to Strategic Aims**

3.1 The Council Plan has established five priorities for the years 2025/28. These priorities are:

1. Promote more equal communities in Reading
2. Secure Reading's economic and cultural success
3. Deliver a sustainable and healthy environment and reduce our carbon footprint
4. Safeguard and support the health and wellbeing of Reading's adults and children
5. Ensure Reading Borough Council is fit for the future

3.2 In delivering these priorities, we will be guided by the following set of principles:

1. Putting residents first
2. Building on strong foundations
3. Recognising, respecting, and nurturing all our diverse communities

4. Involving, collaborating, and empowering residents
5. Being proudly ambitious for Reading
- 3.3 Defending planning appeals made against planning decisions contributes to creating a sustainable and healthy environment with supported communities and helping the economy within the Borough as identified as the priorities within the Council Plan.

#### **4. Environmental and Climate Implications**

- 4.1 The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).
- 4.2 The Planning Service uses policies to encourage developers to build and use properties responsibly by making efficient use of land and using sustainable materials and building methods.

#### **5. Community Engagement**

- 5.1 Planning decisions are made in accordance with adopted local development plan policies, which have been adopted by the Council following public consultation. Statutory consultation also takes place on planning applications and appeals, and this can have bearing on the decision reached by the Secretary of State and his Inspectors. Copies of appeal decisions are held on the public Planning Register (lists of applications viewable on our website).

#### **6. Equality Implications**

- 6.1 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
  1. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act.
  2. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
  3. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.2 It is considered that an Equality Impact Assessment (EIA) is not relevant to the decision on whether sites need to be visited by Planning Application Committee. The decision will not have a differential impact on people with the protected characteristics of; age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex (gender) or sexual orientation.

#### **7 Legal Implications**

- 7.1 Public Inquiries are normally the only types of appeal that involve the use of legal representation. Only applicants have the right to appeal against refusal or non-determination and there is no right for a third party to appeal a planning decision.

#### **8 Financial Implications**

- 8.1 Public Inquiries and Informal Hearings are more expensive in terms of officer and appellant time than the Written Representations method. Either party can be liable to awards of costs. More guidance about costs awards is in MCHLG's [Planning Practice Guidance](#).

#### **9 Timetable for Implementation**

Not applicable.

## **10 Background Papers**

There are none.

### **APPENDIX 1**

#### **Appeals Lodged:**

WARD: Emmer Green  
APPEAL NO: 6010473  
CASE NO: PL/26/0428  
ADDRESS: 20 Mallory Avenue, Caversham, Reading, RG4 6QN  
PROPOSAL: Extension of 1.8 metre high fence to enclose an area of residential garden (retrospective)

### **APPENDIX 2**

#### **Appeals Decided:**

WARD: Abbey  
APPEAL NO: 6004763  
CASE NO: PL/25/1491  
ADDRESS: 1 St Mary's Butts, Reading, RG1 2LN  
PROPOSAL: Retrospective Roller Shutter and Illuminated Signage  
CASE OFFICER: Nathalie Weekes  
METHOD: Written representations  
DECISION: Dismissed

The FUL application was submitted for retrospective permission for externally mounted roller shutters to a shopfront at 1 St Mary's Butts at the side of Broad Street Mall in the centre of Reading town centre. Officers advised the applicant that the external mounted shutters were harmful and they should be removed and should consider an alternative design. Officers advised would be recommended for refusal so recommended the application be withdrawn. The applicant failed to withdraw the application, so the application was refused for its unsympathetic form and materials, incongruent appearance, and inappropriate siting, and failure to respect the character and appearance of St Mary's Butts streetscene and the setting and significance of the nearby St Mary's Butts/Castle Street Conservation area. Conditions suggested by the applicant as part of the appeal proposed ensuring the shutter was translucent from a 10m distance and/or to limit the timing of the shutter usage, neither of which was considered acceptable by the planning inspector as the proposed conditions would not address the harm arising from the lack of active frontage when the shutter is lowered or address harm to the viewpoints towards the setting of the St Mary's Butts /Castle Street Conservation area.

WARD: Battle  
APPEAL NO: APP/E0345/Z/25/3376684  
CASE NO: PL/25/1353 & PL/25/1358  
ADDRESS: Pavement o/s Norcot Service Station, 856 Oxford Road, Reading, RG30 1EL  
PROPOSAL: The proposed installation of 1no. BT Street Hub and removal of associated existing BT payphone(s).  
CASE OFFICER: Gary Miles  
METHOD: Written representations

DECISION: Dismissed

These are part of a series of BT Street Hub appeals and we will report on these collectively when all decisions are received.

WARD: Emmer Green/Out of Borough  
APPEAL NO: APP/E0345/W/25/3377314  
CASE NO: PL/25/0691  
ADDRESS: Land West of Kidmore End Road, Oxfordshire, RG4 8SG  
PROPOSAL: Outline planning application for the development of up to 70 homes (including affordable housing), new vehicular access, associated parking and landscaping (all matters reserved except for access).  
CASE OFFICER: Matthew Burns  
METHOD: Inquiry  
DECISION: Dismissed

The Inspector dismissed the appeal relating to SODC's decision to refuse planning permission for the parts of the development within South Oxfordshire. The Inspector concluded that the proposal located on the boundary with Reading Borough would blur the current distinct transition between the settlement edge of Reading and open countryside beyond. He found that the development would erode the rural character, harming and disrupting the established settlement pattern by expanding Reading into South Oxfordshire closer to Chalkhouse Green and suburbanising the setting of Cucumber Wood Ancient Woodland.

In dismissing the appeal the Inspector found the development to be sub-optimal in terms of sustainability with distance to bus stops and cycling infrastructure considered to be poor as a result of the steep gradients around the site and despite SODC not being able to demonstrate a five-year housing supply, he found that the contribution the scheme would make to that supply would be modest and therefore he applied limited weight to these aspects. The Inspector also attached limited weight to the applicant's proposed benefits of the development in providing significant off-site areas of open space and BNG to the north of the site around Cucumber Wood, given his concerns about how this would be secured and managed.

The Inspector also found that the proposals conflicted with the Kidmore End Parish Neighbourhood Plan which did not plan for this level of development in this location. As per paragraph 14 of the NPPF, where such conflict with a Neighbourhood Plan occurs, this harm will likely significantly and demonstrably outweigh the benefits, and the Inspector found this to be the case in this instance.

In terms of the RBC application which was appealed on grounds of non-determination and just related to the accesses to the development from Kidmore End Road and Highdown Hill Road, the Inspector refused planning permission stating that having established the unacceptability of the parts of the development within South Oxfordshire, the parts of the development within Reading cannot logically be allowed because it forms an integral part of the scheme and therefore cannot be considered in isolation. Disappointingly, given this approach taken by the Inspector, the decision does not discuss the parts of the development within Reading or their acceptability with the Inspector seeming to refuse the RBC application by default once he found the SODC application to be unacceptable. The benefits of contributions (including those in Reading Borough) were not discussed by the Inspector.

Officers received notification on 18 June that the developer (Fairfax) has sought to challenge the Inspector's decision in the High Court on six Grounds. There is no confirmation at this point whether the challenge will be accepted for examination by the Courts or an anticipated date.

WARD: Norcot  
APPEAL NO: 6004708  
CASE NO: PL/25/1207  
ADDRESS: 21 Park Crescent, Reading, RG30 2NL  
PROPOSAL: Single Storey extension and garage conversion  
CASE OFFICER: Mishga Marshall  
METHOD: Written representations  
DECISION: Dismissed

The Inspector dismissed the appeal, which hinged on the garage conversion's impact on the neighbouring property (No. 20): the increased height and massing were found to appear dominant, overbearing, and harmful to outlook. Although the rear extension itself and the design impacts were considered acceptable, the overall scheme was found to conflict with local plan policies protecting residential amenity.

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01 July 2026



Reading

Borough Council

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Working better with you

<b>Title</b>	<b>PLANNING APPLICATION REPORT</b>
<b>Ward</b>	Abbey
<b>Planning Application Reference:</b>	PL/26/0237
<b>Site Address:</b>	Battle Inn, 2 Bedford Road, Reading, RG1 7HS
<b>Proposed Development</b>	Demolition of the former public house and the erection of a part five-storey building comprising six self-contained residential flats (Use Class C3) with a Commercial, Business and Service unit at ground floor (Use Class E) and associated works.
<b>Applicant:</b>	Anrish Properties Limited
<b>Report author</b>	Anthony Scholes
<b>Deadline:</b>	31 July 2026
<b>Recommendation</b>	<p>Delegate to the Assistant Director of Planning, Transport and Public Protection Services (ADPTPPS) to:</p> <p>i) GRANT full planning permission, subject to the satisfactory completion of a s106 legal agreement and delegate to ADPTPPS to make such minor changes to the conditions, Heads of Terms, and details of the legal agreement as may be reasonably required to issue the permission or ii) Refuse full planning permission if the legal agreement is not completed by 31/07/2026 (unless officers on behalf of the Assistant Director of Planning, Transport and Public Protection Services agree to a later date for completion of the legal agreement).</p>
<b>S106 Terms</b>	<ol style="list-style-type: none"> <li>1. AFFORDABLE HOUSING – to secure the sum of £99,500.00 (equivalent 20% contribution) towards the provision of affordable housing elsewhere in Reading Borough, payable on first occupation of the development and index linked from the date of permission in accordance with Policy H3 (Affordable Housing) and the SPDs on Planning Obligations and Affordable Housing;</li>   <li>2. PUBLIC OPEN SPACE/LEISURE CONTRIBUTION – to secure the sum of £12,600.00 towards the provision of improvements to local open space, payable on commencement of the development and index linked from the date of permission (within Abbey and/or Battle Wards), in accordance with policies CC9 and H10 and the SPD on Planning Obligations.</li> </ol>
<b>Conditions</b>	<ol style="list-style-type: none"> <li>1. Time Limit (Standard three years)</li> <li>2. Approved plans</li> </ol>

	<ol style="list-style-type: none"> <li>3. Materials – including samples to be approved (pre-commencement)</li> <li>4. Minimum reveal depths</li> <li>5. Construction method statement (pre-commencement)</li> <li>6. Security strategy to be approved (pre-commencement)</li> <li>7. Refuse and recycling to be approved, including pest control, and waste management strategy (pre-occupation)</li> <li>8. Boundary treatment details to be approved, including samples (pre-commencement)</li> <li>9. Landscaping details to be approved to include all proposed biodiversity measures, and green roof details including structural information (pre-commencement)</li> <li>10. BREEAM ‘Very Good’ Pre-assessment to be approved (pre-commencement) – Commercial element</li> <li>11. BREEAM ‘Very Good’ Post completion certificate – Commercial element</li> <li>12. Thames Water ‘No Piling’ condition (pre-commencement)</li> <li>13. Noise assessment/noise mitigation between commercial and residential to be approved (55dB acoustic requirement)</li> <li>14. Cycle parking (as proposed)</li> <li>15. SAP assessment – As built – Residential element</li> <li>16. Use of flat roof restricted</li> <li>17. Hours of Construction/Demolition (0800-1800 Monday to Friday, 0800-1300 Saturday only)</li> <li>18. Higher water efficiency standards – Residential element</li> <li>19. Use Restriction ground floor (Class E (a-c; e and g) only)</li> <li>20. No shutters</li> <li>21. Pre-occupation removal of delivery hatch and reinstatement of footpath, Highways licence to be sought.</li> <li>22. No mechanical plant</li> <li>23. No Bonfires</li> <li>24. PD rights removed (dwellings, not HMOs)</li> <li>25. Delivery and Servicing Plan – commercial (To be approved)</li> <li>26. Delivery hours restriction (9am – 5pm)</li> <li>27. Waste Collection Hours Restricted – Commercial (9am – 5pm)</li> <li>28. Parking Permits 1 (no automatic entitlement)</li> <li>29. Parking Permits 2 (notification of prospective occupants)</li> </ol>
<p><b>Informatives</b></p>	<ol style="list-style-type: none"> <li>1. Terms and conditions</li> <li>2. Pre-commencement conditions</li> <li>3. Building Regulations approval required</li> <li>4. Complaints about construction</li> <li>5. Encroachment</li> <li>6. CIL</li> <li>7. S106 agreement</li> <li>8. Noise between residential buildings</li> <li>9. Highways</li> <li>10. Positive and Proactive – Approval</li> </ol>

## 1. Executive summary

- 1.1 This application is recommended for approval subject to the conditions set out above, subject to the completion of a satisfactory s106 legal agreement in accordance with the Heads of Terms above.
- 1.2 This report assesses the proposal submitted for the redevelopment of no. 2 Bedford Road (the former Battle Inn public house). The proposal includes the demolition of the existing two-storey buildings on the site, which include two formerly terraced properties, including a taller end-of-terraced dwelling to Oxford Road, and other single-storey structures to the east of the site. Following the demolition of the existing buildings, the applicant seeks permission for the construction of a part two-storey, part four-storey, part five-storey building to contain a ground floor Class E (ie. flexible commercial uses). Above ground level would be six flats (4 x 1-bed, 2 x 2-bed). The proposal includes no car parking, with the provision of boundary treatments to preclude the risk of unauthorised parking/vehicle movements. The proposal includes adequate waste storage and bicycle storage. The main issues discussed within this report relate to the land-use principles, design and heritage impacts, as well as amenity impact, and the agreed affordable housing, and leisure contributions.
- 1.3 The design of the scheme is considered to be rather plain and functional. The proposal would result in some negative impacts on the adjoining Trinity Place, with loss of daylight experienced, as well a degree of overbearing at first floor. The proposal would also result in less than substantial harm to views in the Conservation Area, and the settings of nearby Listed Buildings. The redevelopment of the site does seek to demolish a building which has fallen into disrepair (possibly through neglect). The redevelopment of the site would improve the appearance of the site, though this could also be achieved through the re-use of the building as a Public House. The proposal would, however, provide additional housing, and set against a backdrop of the Council's inability to demonstrate a five-year housing supply, this would provide a significant benefit. The proposal would also contribute toward affordable housing with a full policy compliant amount. In addition to the new building, the proposal also includes frontage treatments which would improve and activate the site, and includes a leisure contribution to offset to lack of on-site open space. On balance and accordingly, officers recommend approval of permission.

## 2. Introduction and site description

- 2.1 The site comprises a disused two storey detached property on the corner of the Oxford Road/Bedford Road junction. The previous use of the site was a pub, under various names, the last of which was closed in 2015, however the use as a public house is not considered to have been abandoned, and a pub could still resume operation from the site. The site is just outside the Russell Street/Castle Hill/Oxford Road Conservation Area (CA), albeit the CA extends around the site on three sides.

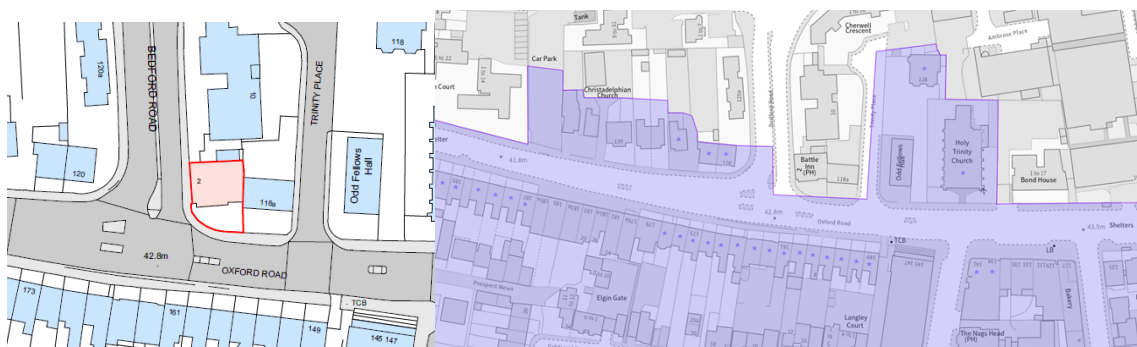


Figure 1 - Location Plan (Left); Conservation Area Boundary (and listed buildings) relative to site (right)

- 2.2 As shown in figure 3 below, the building was quite nicely detailed, with the exception of the replacement of original windows with uPVC.
- 2.3 Overall, mainly due to the delapidated state of the building, the site currently presents poorly towards the public realm of Oxford Road and Bedford Road, and the Conservation Area, which contains a prevailing 2-4 storey streetscape with a mix of impressive Georgian terraces and stand-alone houses interspersed with Victorian shops and houses.



Figure 2 - Site photos (10 April 2026)



Figure 3 - Former Battle Inn (as an Irish Pub), date unknown, source: Reading Library

- 2.4 The surrounding area comprises a range of uses, with a mix of residential and commercial uses. Directly north of the site is 10 Trinity Place, a four-storey building comprising 25 flats of elderly persons' accommodation, operated by Reading Borough Council.
- 2.5 The application is a 'minor' development according to the Reading 'Scheme of Delegation' (less than 10 dwellings). However, it is presented to Planning Applications Committee on the basis that the applicant is a serving Councillor.

### 3. The proposal

- 3.1. The proposal seeks to demolish the existing, vacant public house. The existing building is mainly two-storeys in height, with rooms set within the pitched roof nearest Oxford Road. It appears to be formally a pair mid and end terrace Victorian buildings which have since been left to deteriorate through disuse. It has window openings typical of a Victorian building but is now in poor condition with many openings boarded up, and various holes in the roof and walls. It abuts the back of the footway to Bedford Road but is set back from the carriageway to Oxford Road to align with the building line.

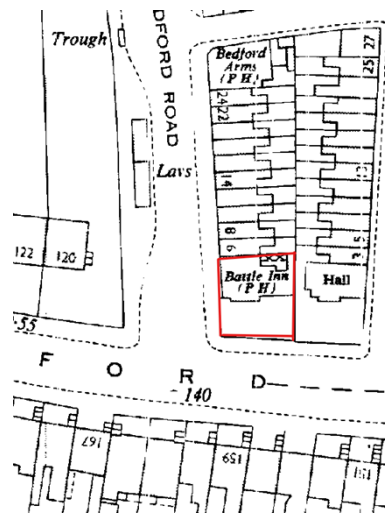


Figure 4 - 1950 OS Maps showing application site as end of terrace property

- 3.2. The proposed building would be similarly sited to the existing building, adjoining the footway to Bedford Road but set back from the carriageway to Oxford Road. The proposal is for a mixed use development with the provision of a Class E use at ground floor, with six flats above. The shop unit would have windows to both road frontages, The building would have 5 floors adjacent to the Richer Sounds building, four floors on the corner with Bedford Road and two floors to the rear of this. The top floors fronting Oxford Road would have dormer windows set within a Mansard type roof, but the two storey element would have a flat roof. All roofs on the proposal are shown to include green roofs, although precise details of the provision of a green roof on top of the mansard roof portions has been sought, as implementation and final appearance is unclear.

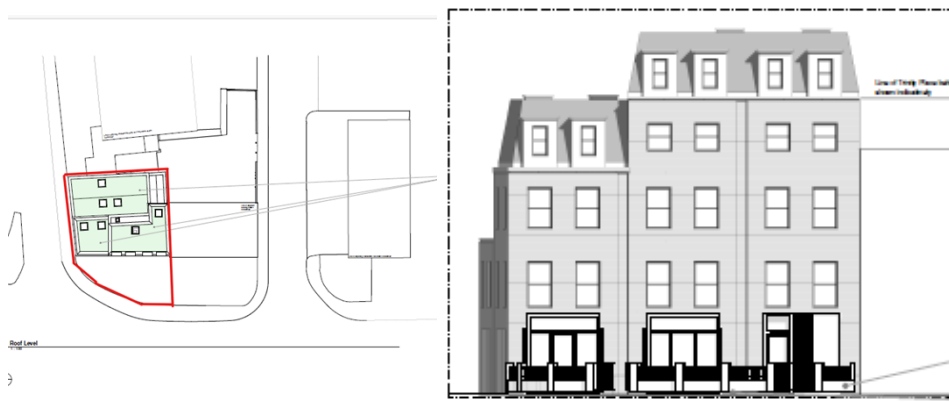


Figure 5 - Proposed Site Layout (left); Proposed Elevation (Right)

- 3.3. To the site frontage the proposal seeks to enclose the site with new boundary treatments. The frontage would also include a fence/wall between the residential and commercial forecourts to delineate the commercial space from the residential space. The proposal would also include landscaping to the frontage to include a tree, and mixed planting/hedging areas.
- 3.4. Submitted plans and documents:

Location Plan  
CIL Form

'The Keen Partnership', Design and Access Statement  
'The Keen Partnership', Vacant Building Statement  
'The Keen Partnership',  
The 'Monitor Energy Consultancy', Energy Statement, dated February 2026

The 'Aeolus Air Quality Consulting', Air Quality Assessment, dated January 2026  
The '24 Acoustics', Noise Assessment (ref: R11502-1 Rev 0), dated 6 February 2026  
The 'Motion', Transport Statement (Ref: ckre12/2510009), dated 30 January 2026

Drawing No: 15-035-01, rev C, dated 24-5-18 – Site Location Plan (existing)  
Drawing No: 15-035-04, rev C, dated 24-5-18 – Existing Elevations (1)  
Drawing No: 15-035-05, rev C, dated 24-5-18 – Existing Elevations (2)  
Drawing No: 15-035-310, rev E, dated 24-5-18 – Site Plan (proposed)  
Drawing No: 15-035-321, rev H, dated 24-5-18 – Ground Floor Plan (proposed)  
Drawing No: 15-035-322, rev H, dated 24-5-18 – First Floor Plan (proposed)  
Drawing No: 15-035-323, rev H, dated 24-5-18 – Second Floor Plan (proposed)  
Drawing No: 15-035-324, rev G, dated 24-5-18 – Third Floor Plan (proposed)  
Drawing No: 15-035-325, rev G, dated 24-5-18 – Fourth Floor Plan (proposed)  
Drawing No: 15-035-326, rev D, dated 24-5-18 – Roof Plan (proposed)  
Drawing No: 15-035-327, rev G, dated 24-5-18 – South and West Elevations (proposed)  
Drawing No: 15-035-328, rev H, dated 24-5-18 – North and East Elevations (proposed)  
Drawing No: 15-035-330, rev F, dated 24-5-18 – Axonometric View 1 (proposed)  
Drawing No: 15-035-331, rev F, dated 24-5-18 – Axonometric View 2 (proposed)  
Drawing No: 15-035-332, rev F, dated 24-5-18 – Axonometric View 3 (proposed)  
Drawing No: 15-035-333, rev E, dated 24-5-18 – Axonometric View 4 (proposed)  
Drawing No: 15-035-334, rev E, dated 24-5-18 – Axonometric View 5 (proposed)  
Drawing No: 15-035-335, rev E, dated 24-5-18 – Axonometric View 6 (proposed)  
Drawing No: 15-035-336, rev F, dated 24-5-18 – Perspective Views (proposed)  
Drawing No: 15-035-337, rev F, dated 24-5-18 – Contextual Elevations (proposed)  
Various Site Photos (internal and external)  
As received by the Local Planning Authority 20 February 2026

Drawing No: 15-035-33, dated 22-12-24 – Elevations as Existing  
Drawing No: 15-035-32, dated 22-12-24 – First Floor Plan as Existing  
Drawing No: 15-035-34, dated 22-12-24 – Elevations as Existing (2)  
As received by the Local Planning Authority 25 February 2026

The biodiversity net gain baseline and proposal assessment  
Amended Application Form  
Amended CIL form

The 'Robin Ashley Architects LLP' Materials Details (Ref: 15-035-200-D)  
'The Keen Partnership' Design and Access Statement  
'The Kene Partnership' Heritage Statement  
Title Plan and Register

Drawing No: PP-14709069v3 – Amended Location Plan  
Drawing No: 15-035-05, dated 24-5-18 – Elevations as existing (2)  
Drawing No: 15-035-322, rev H, dated 24-3-26 – First Floor Plan (proposed)  
Drawing No: 15-035-333, rev E, dated 24-3-26 – Axonometric View 4  
Drawing No: 15-035-330, rev F, dated 24-3-26 – Axonometric View 1  
Drawing No: 15-035-335, rev E, dated 24-3-26 – Axonometric View 6  
Drawing No: 15-035-04, rev C, dated 24-5-18 – Elevations as Existing (1)  
Drawing No: 15-035-321, rev H, dated 24-3-26 – Ground Floor Plan (proposed)  
Drawing No: 15-035-310, rev E, dated 24-3-26 – Site Plan (proposed)  
Drawing No: 15-035-332, rev F, dated 24-3-26 – Axonometric View 3  
Drawing No: 15-035-324, rev G, dated 24-3-26 – Third Floor Plan (proposed)  
Drawing No: 15-035-326, rev D, dated 24-3-26 – Roof Plan (proposed)  
Drawing No: 15-035-328, rev H, dated 24-3-26 – North and East Elevations (proposed)  
Drawing No: 15-035-334, rev E, dated 24-3-26 – Axonometric View 5  
Drawing No: 15-035-323, rev H, dated 24-3-26 – Second Floor Plan (proposed)  
Drawing No: 15-035-335, rev E, dated 24-3-26 – Axonometric View 6  
Drawing No: 15-035-327, rev G, dated 24-3-26 – South and West Elevations (proposed)  
Drawing No: 15-035-01, rev H, dated 24-3-26 – Site Plan as Existing  
As received by the Local Planning Authority 24 March 2026

'The Keen Partnership' Design and Access Statement  
Drawing No: 15-035-335, rev E, dated 24-3-26 – Axonometric View 6  
Drawing No: 9481 PL-01, dated 2-4-26 – Location Plan  
Drawing No: 15-035-326, rev D, dated 24-3-26 – Roof Plan (proposed)  
As received by the Local Planning Authority 2 April 2026

'The Keen Partnership', Refuse Collection and Access Statement  
Drawing No: 15-035-321 – Rev H (as marked up and provided on 11 May 2026) – Ground Floor Plan (proposed)

'The Keen Partnership', Crime Prevention and Security Strategy  
As received by the Local Planning Authority 11 May 2026

Drawing No: 9481 PL-04.08 – Proposed South and West Elevations, dated 12-6-26  
Drawing No: 9481 PL-04.20 – Proposed Dormer Detail, dated 12-6-26  
Drawing No: 9481 PL-04.08 – Proposed South and West Elevations, dated 12-6-26  
Drawing No: 0571-L1 – Landscape Proposals Plan, dated 11-6-26  
Drawing No: 9481 PL-04.02 – Proposed Ground Plan  
As received by the Local Planning Authority 12 June 2026

Drawing No: 9481 PL-04.08 – Proposed South and West Elevations, dated 18-6-26  
Drawing No: 0571-L1 Rev A – Landscape Proposals Plan, dated 11-6-26  
Drawing No: 9481 PL-04.02 – Proposed Ground Plan, dated 18-6-26  
As received by the Local Planning Authority 18 June 2026

### 3.5. Community Infrastructure levy (CIL):

In relation to the community infrastructure levy, the applicant has duly completed a CIL liability form with the submission. The development would be CIL liable and the charge is estimated to be £77,560.06

## 4. Planning history

4.1 PL/22/0891 - Application for approval of details reserved by condition 3 (Construction Method Statement) of application 180876 (APP/E0345/W/18/3209051). Condition not discharged.

4.2 PL/22/0889 - Application for approval of details reserved by condition 3 (Construction Method Statement) of application 180876 allowed under appeal (APP/E0345/W/18/3209051). Condition not discharged.

4.3 PL/18/0876 - Demolition of public house (A4 use class) and erection of a part five/part four/part two building containing a single A1/A2/A3 use class unit at ground floor and 6 self-contained flats (C3 use class) above (3 x 1 bed, 2 x 2 bed and 1 x 1 bed units. Appeal against non-determination, allowed at appeal.

4.4 *Officer Note: regarding the proposal for the redevelopment of the site allowed at appeal in 2019: following unsuccessful attempts to discharge the relevant planning conditions, and non-commencement of the development, this permission ultimately lapsed.*

118a Oxford Road (the Richer Sounds building)

4.5 PL/17/1173 (CLE) - Commencement of development in accordance with condition 1 of planning application references 130602 and 141780. Certificate given 11 September 2017 confirming development for the additional storey at Richer Sounds has begun.

4.6 PL/14/1780 - Additional floor to existing two storey retail unit and associated alterations to the front elevation without complying with conditions 4, 13 and 14 of planning permission 130602. Approved 30 March 2015. Permission has been lawfully commenced and could be completed at any time.

4.7 PL/13/0602 - Additional floor to existing two storey retail unit (re-submission of 12/01946/FUL) and associated alterations to the front elevation. Approved 3 July 2014. Permission has been lawfully commenced and could be completed at any time.

4.8 PL/12/1717 - Two storey extension above existing shop. Withdrawn 5 March 2013

## **5. Consultations**

5.1. The following consultation response were received (summarised)

### RBC Natural Environment

5.2. Provision a tree on a treed corridor and within an air quality management area is a welcome addition to the streetscene given the limited space available. The provision of soft landscaping and boundary treatments would protect from unauthorised parking which could damage planting areas which is helpful. Overall, the greenery would improve the street scene and the proposal would be a significant improvement on the current situation. Full landscaping details should be secured by condition.

### RBC Transport Development Control Officer

5.3. Advises that the parking standards for the development would usually be one space per dwelling in line with the Revised Parking SPD. They have raised no objection to the proposed car free development however, as the site is within a heavily controlled parking zone, and the development would be subject to conditions restricting automatic entitlement to parking permits. Cycle parking provision is sufficient.

5.4. Some concern has been raised regarding servicing and delivery for the proposed ground floor unit, however acknowledging that the public house would have similar arrangements, Transport officers are content to apply a condition to secure details. Similarly, for waste management, officers accept that the existing arrangements for the public house are suboptimal, therefore in this instance, continued waste collection from the highway would be suitable and conditions would be applied to control this.

5.5. It is noted that a barrel delivery hatch is located along the Bedford Road elevation that will no longer be required. This hatch must therefore be removed and the footway reinstated which should be progressed byway of a Section 171 licence. This should also be secured by condition.

### RBC Environmental Protection

5.6. The noise assessment is generally satisfactory in terms of the proposed residential properties. Clarification is sought regarding whether the noise levels on the quieter façade, where there is no mechanical ventilation proposed, are acceptable with regard to noise with windows open.

5.7. A condition is recommended to ensure appropriate noise mitigation between the ground floor and upper floors, and details of bin storage should be approved to ensure prevention of vermin ingress.

### RBC Conservation Officer

5.8. Objects on the basis of the less than substantial harm to views in the Conservation Area and settings of nearby listed buildings. The Conservation Officer is not content that the benefits of the scheme outweigh the harm.

5.9. The Conservation Officer is of the view that the conversion and contemporary additions to the existing building should have been considered in the first instance.

### Ecologist

5.10. RBC's retained Ecologist has confirmed that the findings of the bat roost assessment and emergence surveys are broadly in keeping with the previous surveys undertaken. There are however inconsistencies within the report which require addressing, including

submission as a pdf document. Once the amendments are made, RBC's Ecologist is likely to have no objections to the scheme.

- 5.11. The application does not include provision of wildlife-friendly landscaping, or biodiversity enhancements. Both would be required, and conditions are recommended to secure such inclusions and approve details thereof.

NHS Integrated Care Board – Berkshire, Oxfordshire, Buckinghamshire (NHS ICB BOB)

- 5.12. No response has been received at the time of writing, and any response received will be detailed in an Update report.

Thames Valley Policy – Designing out Crime Officer (DOCO)

- 5.13. The DOCO has raised concerns that insufficient information has been provided at application stage to demonstrate the requirements of 'Secured By Design' are met. This includes the need for:

5.13.1. Defensible space and clear distinction between the commercial and residential entrances

5.13.2. Access control arrangements (must include an audio/visual system;

5.13.3. Details of postage and delivery arrangements

5.13.4. Full details of refuse storage and collection details

5.13.5. Details of security standards for communal doorsets

RBC Leisure

- 5.14. RBC's Leisure Officers have advised that the lack of on-site communal or private open space would place additional pressure on existing play areas and public open space. They have made a request for £12,600.00 in accordance with Policy CC9 for improvements to open space within Abbey Ward to offset this additional demand on facilities.

RBC Waste

- 5.15. RBC's Waste Management Team have advised that on the bin storage requirements for both the commercial and residential elements of the scheme. Given Oxford Road is a Red Route, the Team have requested a written refuse strategy to ensure collection points and storage details are provided prior to commencement of the development.

Thames Water

- 5.16. Thames Water have commented that the site is within 15m of a strategic sewer and separate water main. They have requested a condition requiring no piling take place until a piling method statement has been provided and approved.

Reading Conservation Area Advisory Committee (CAAC)

- 5.17. We agree with the 2019 officer recommendation and PAC refusal, for the reasons given, of the previous proposal PL/18/0876.

- 5.18. It is eight years since the previous application was first submitted to Reading Borough Council. The wording of the Heritage Statement does not appear to have been updated since then.

- 5.19. Although PL/18/0876 was allowed on appeal, it is clear from the Inspector's report Para 12 that there was an expectation that further enhancements to the design would be made using an additional planning condition. This issue was highlighted by officers in a report on the appeal to PAC on 4 September 2019.

- 5.20. Since the appeal was decided there have been changes to the NPPF, Reading's Local Plan was adopted in 2019 and a revised Russell Street/Castle Hill/ Oxford Road Conservation Area (CA) Appraisal was adopted in 2020.

## **Public consultation**

- 5.2 Three site notices were placed around the application site/ on Trinity Place. Three comments in support of the application were received.
- 5.3 No objections have been received from members of the public (at the time of writing) but any which are subsequently received will be reported to your meeting.

## **6. RELEVANT PLANNING POLICY AND GUIDANCE**

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) which states at Paragraph 11 “Plans and decisions should apply a presumption in favour of sustainable development”.
- 6.2 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the LPA to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character and appearance of designated Conservation Areas.
- 6.3 In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given). National Planning Policy Framework (December 2024, as amended).
- 6.4 Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:

The following chapters are the most relevant (others apply to a lesser extent):

Section 2 - Achieving sustainable development

Section 4 - Decision-making

Section 5 – Delivering a sufficient supply of homes

Section 6 - Building a strong, competitive economy

Section 7 - Ensuring the vitality of town centres

Section 8 - Promoting healthy and safe communities

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 15 - Conserving and enhancing the natural environment

Section 16 - Conserving and enhancing the historic environment

National Planning Practice Guidance (2014 onwards)

Reading Borough Local Plan 2019 - Policies:

CC1: Presumption in favour of sustainable development

CC2: Sustainable design and construction

CC3: Adaptation to climate change

CC4: Decentralised energy

CC5: Waste minimisation and storage

CC6: Accessibility and the intensity of development

CC7: Design and the public realm

CC8: Safeguarding amenity

CC9: Securing infrastructure

EN1: Protection and enhancement of the historic environment

EN3: Enhancement of conservation areas

EN6: New development in a historic context  
EN9: Provision of open space  
EN10: Access to open space  
EN12: Biodiversity and the green network  
EN14: Trees, hedges and woodland  
EN15: Air quality  
EN16: Pollution and water resources  
EN17: Noise generating equipment  
EM3: Loss of Employment Land  
H1: Provision of housing  
H2: Density and mix  
H3: Affordable housing  
H5: Standards for new housing  
H10: Private and communal outdoor space  
TR1: Achieving the transport strategy  
TR3: Access, traffic and highway-related matters  
TR4: Cycle routes and facilities  
TR5: Car and cycle parking and electric vehicle charging  
RL6: Protection of leisure facilities and public houses  
OU5: Shopfronts and cash machines  
CR2: Design in central Reading  
CR3: Public Realm in central Reading  
CR6: Living in central Reading

Supplementary Planning Documents:

Affordable Housing SPD (2021)  
Planning Obligations Under s106 SPD (2015)  
Revised Parking Standards and Design (2011)  
Sustainable Design and Construction (2019)  
Design Guide for Shopfronts (2022)

Other relevant guidance/documentation:

Russell Street, Castle Hill, Oxford Road Conservation Area Appraisal (2020)  
Reading Tree Strategy (2021)  
Reading Biodiversity Action Plan (2021)  
Reading Open Space Strategy (2007)  
Historic England Good Practice Guide Note Number 2: managing significance in decision-taking.  
Reading Housing Needs Assessment 2024  
(Draft) Town Centre Public Realm Strategy  
Appeal Ref: APP/E0345/W/18/3209051 - Battle Inn Public House, 2 Bedford Road, Reading, Berkshire RG1 7HS (PL/18/0876 (FUL))  
Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for Planning Permission and Listed Building Consent.  
English Heritage’s “Conservation Principles” provides policy and guidance for the “sustainable management of the historic environment”.

Local Plan Partial Update

Local Plan (2019), the emerging Local Plan (Submission Draft 2025)

- 6.5 The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. The submission draft of the Local Plan Partial Update was submitted on 9th May 2025 and examined earlier this year. At the time of writing, the examination-in-public of the partial update to the local plan is in the process of taking place. Stage 1 hearings were held virtually on 11th and 12th November 2025. Stage 2 hearings took place in February 2026.

- 6.6 Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.
- 6.7 Officer advice in respect of the Local Plan policies pertinent to these applications listed above is that, other than Policy H1 (Provision of Housing) they remain in accordance with national policy and that the objectives of those policies remain very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’. Policy H1 is out of date because the Council is not currently meeting its annual housing targets for general housing as calculated using the standard method in National Planning Practice Guidance (NPPG) (as required now Policy H1 is out of date) or for the provision of Affordable Housing.
- 6.8 At this time, the examination of the Local Plan Partial Update has not reached a significantly advanced stage, and therefore, the Local Plan Partial Update can be afforded very limited weight in the determination of this application.
- 6.9 It is noted that paragraph 11 of the NPPF states:  
*“d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- i. the application of policies in this Framework that protect areas or assets of particular importance<sup>7</sup> provides a strong reason for refusing the development proposed; or*
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination<sup>9</sup>.”*
- 6.10 Paragraph 11 is often called ‘the tilted balance’. Footnote 7 referenced in i. above, includes ‘designated heritage assets’ which could include the nearby listed buildings, and the Conservation. Footnote 9 with regard to policies which must be given weight in determining adverse impacts refers to paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12.
- 6.11 Policy H1 of the Reading Borough Local Plan 2019 is over 5 years old, and the Council is unable to demonstrate a 5 year housing supply, currently demonstrating 3.55 years. As such, Policy H1 is out of date, and the tilted balance would be engaged, an assessment of the overall planning balance will form part of the conclusion of this report.

## 7. APPRAISAL

The main matters to be considered are:

- a) Land use principles
- b) Design & related matters: scale, massing, appearance and impact on heritage assets
- c) Residential Amenity
- d) Transport/ Parking
- e) Environmental Matters
- f) Natural Environment
- g) Sustainability
- h) Unit Mix
- i) Affordable Housing
- j) Accessibility

- k) Mandatory Biodiversity Net Gain
- l) Equalities impact

a) Land use principles

*Loss of Public House Use*

- 7.1 Paragraph 98 of the NPPF (2024, as amended) seeks that planning policies and decisions should ... “plan positively for community facilities including public houses, and guard against the unnecessary loss of valued facilities and services”.
- 7.2 The applicant has not provided any information to address the policy requirements of RL6 or paragraph 98 of the NPPF.
- 7.3 The pub use could resume at any time, with the site being in an established Sui Generis use. Reading Borough Local Plan 2019 seeks to protect public houses. Developments for the loss of a public house will not be permitted unless it can be clearly demonstrated that one of the below criteria of Policy RL6 is met.
- 7.4 However, the application site is located within the Reading Central Area as defined for the purposes of Policy CR1, though is located outside of the ‘Central Core’ as defined by Policy CR4. The Central Core is the prime focus area for major leisure, cultural and tourism development within the Reading Central Area. Regarding the loss of the public house policies, an assessment of the policy requirements are below:
- “a. There is no need for this type of facility in this area*
- 7.5 The application site is located within the Reading Central Area, and on Oxford Road. The ground floor commercial uses are interspersed with residential uses in this part of Oxford Road. Central Reading is home to a range of leisure uses and public houses, therefore, although the loss of a pub is always regrettable and would be noticeable as a component/compatible use on Oxford Road, in terms of the overall impact on facilities in central Reading, it would be limited.
- b. The function of the facility can be adequately fulfilled by an existing facility, or a facility proposed as part of the development, where that facility would be at least as accessible to the same catchment;*
- 7.6 Policy RL6 includes a strong presumption in favour of retention of public houses, particularly where they are the only facility within a Centre. The application site is within Reading Central Area. By virtue of this, the catchment for the existing public house would be provided with the town centre facilities which are the primary focus for leisure uses.
- c. Unless the site is a sports or recreation facility, the impacts on amenity of residents or on crime and security of retaining the facility could not be dealt with through other measures, and would be so severe as to outweigh the benefits to the wider community of retaining the facility.*
- 7.7 It is acknowledged that the site’s most recent operators have resulted in anti-social behaviour (ASB) issues, however, this is most likely to be as a result of poor management. The nearest residents to the site are to the north, within the RBC housing site at Trinity Place. Noise could be managed through operating hours, including offsite noise which can influence the granting of, and continuation of a license. It is presumed within the NPPF that other regimes are working effectively, and the continued operation of a public house would be required to hold a license. As such, there would be appropriate measures that could enable control of impacts of the continued use of the site as a public house.
- 7.8 Overall, whilst there would be limited impact on the vitality of the Oxford Road streetscene with the loss of the pub, this is not considered to cause a policy objection in relation to Policy RL6 given that the market continues to suitably supply pub, bar and other uses in the town centre generally.

*Provision of housing*

- 7.9 Paragraph 119 of the NPPF states that, *“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or ‘brownfield’ land.”*
- 7.10 Local Plan Policy H1 sets out the pressing need for housing in Reading and the surrounding area. It goes on to identify that the appropriate use of previously developed land is an important way of meeting the housing needs in Reading. It is acknowledged that Policy H1 is currently considered to be out of date, and that, in accordance with the NPPF ‘standard methodology’ that the Borough’s housing needs would be 997 dwellings per annum, albeit that the draft local plan review seeks to justify an alternative methodology for the calculation of housing need at 825 dwellings per annum. In addition, the Borough is currently only able to demonstrate 3.55 years of housing land supply, some way short of the five-year housing land supply required. It is expected, upon adoption of the Local Plan Partial Update, that the Council would be able to demonstrate 5.06 years of Housing Land Supply.
- 7.11 Policy CC6 (Accessibility and the Intensity of Development) states: *“The scale and density of development will be related to its level of accessibility by walking, cycling and public transport to a range of services and facilities, with the densest and largest scale development taking place in the most accessible locations.”*
- 7.12 The development is considered to be in a suitable location for a mixed-use, residential-led development. The provision of additional dwellings would provide a benefit in terms of meeting an unmet five-year housing land supply. The site is an appropriate location for residential development, it would redevelop a brownfield site, therefore the proposal is considered acceptable in principle, and a detailed planning balance would be considered below in the conclusion section.

*Non-residential ground floor use*

- 7.13 The proposal includes the provision of a new ground floor Class E use. No specific use has been put forward and the future occupier is not known. Class E allows for the use for:
- “(a)for the display or retail sale of goods, other than hot food, principally to visiting members of the public,*  
*(b)for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,*  
*(c)for the provision of the following kinds of services principally to visiting members of the public—*  
*(i)financial services,*  
*(ii)professional services (other than health or medical services), or*  
*(iii)any other services which it is appropriate to provide in a commercial, business or service locality,*  
*(d)for indoor sport, recreation or fitness, not involving motorised vehicles or firearms [F51or use as a swimming pool or skating rink], principally to visiting members of the public,*  
*(e)for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,*  
*(f)for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,*  
*(g)for—*  
*(i)an office to carry out any operational or administrative functions,*  
*(ii)the research and development of products or processes, or*  
*(iii)any industrial process”*
- 7.14 The application site is located within the Reading Central Area. Policy RL1 seeks that the vitality and viability of the central area is maintained and enhanced. This specific area is characterised by the ground floor uses along Oxford Road which contribute towards street-level activity and the aim of the town centre in providing part of the ‘18-hour’ economy as encouraged by Policy CR5. Policies RL1 and CR4 of the local plan are considered to

support additional ground floor commercial uses. Policy CC7 also seeks to ensure development enhances the character of the area in which it is located. Part of the character of the area in this portion of Oxford Road, is the active street presence of uses.

- 7.15 It is noted that the provision of indoor sport, recreation or fitness, as well as the provision of a creche or day nursery may result in impacts on neighbouring sites, or impacts on residential uses above. As such, part d and f are sought to be removed from the uses allowable at ground floor by condition. A separate planning application for such uses would be required, and would need to demonstrate their suitability.

*b) Design & related matters: scale, massing, appearance and impact on heritage assets*

- 7.16 Policy CC7 states that “all development must be of high design quality that maintains and enhances the character and appearance of the area, including architectural detailing and materials, and be visually attractive as a result of good high quality built forms and spaces”. The NPPF states that planning policies and decisions should ensure that developments “are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)”. The proposed development involves a number of aspects which will be addressed individually.

- 7.17 Policy CR2 requires development to demonstrate the following attributes:

*“a. Development will build on and respect the existing grid layout structure of the central area, providing continuity and enclosure through appropriate relationships between buildings and spaces, and frontages that engage with the street at lower levels, and contributing towards enhanced ease of movement through and around the central area;*

*b. Development will provide appropriate, well designed public spaces and other public realm, including squares, open spaces, streetscape, utilising high quality and well-maintained hard and soft landscaped areas, and public art, that provide suitable functions and interest, sense of place and safe and convenient linkages to adjoining areas;*

*c. Development should consider and, where possible, include ways of providing green infrastructure designed into the development, for instance through roof gardens, green walls and green roofs, to enhance the otherwise very urban environment;*

*d. The architectural details and materials used in the central area should be high quality and respect the form and quality of the detailing and materials in areas local to the development site;*

*e. Development and any associated public realm should contribute to the diversity of the central area, be capable of easy adaptation over time to meet changing circumstances, and be designed to enhance community safety; and*

*f. Development should be designed with consideration of adjacent development sites, and should not prevent or cause unreasonable burdens on the future development of those sites.”*

- 7.18 Policies EN1, EN3, and EN6 of the Reading Borough Local Plan (2019), and paragraphs 11 and part 16 of the NPPF (Conserving and Enhancing the Historic Environment) seeks to define and protect heritage assets. Paragraph 215 states:

- 7.19 “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, where appropriate, securing its optimum viable use.”

- 7.20 In addition, the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character and appearance of designated Conservation Areas.

- 7.21 The NPPF defines significance as the “value of a heritage asset to this and future generations because of its heritage interest.” Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place. The interest may be architectural or historic, as set out in the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 Section 1. *“Significance derives not only from a heritage asset’s physical presence, but also from its setting.” (NPPF, 2024)*
- 7.22 It is noted that the NPPF seeks that LPAs should require an applicant to describe the significance of any heritage asset affected by development, including any contribution made by their setting. It is also noted, as per CAAC’s comments, that the application has been supported by a heritage statement which dismissed the need for an assessment of harm with regard to the Conservation Area. Though this is not accurate, the lack of detail on behalf of the applicant is not a reason in itself to refuse the application, as an assessment is made below of the impacts on heritage assets. It is noted that Reading Conservation Area Advisory Committee (CAAC) have objected to the application on the grounds summarised in 5.16-5.19 above.
- 7.23 The building itself, although in poor condition, is nonetheless of pleasing proportions, approximately 130 years old and therefore Victorian. As such, it is itself a Non-Designated Heritage Asset (NDHA). The impact on the Assets to consider are therefore the NDHA, the Conservation Area and the settings of the nearby Listed Buildings. In all cases in discussing these impacts below, the relative quality of the proposed architecture needs to be borne in mind.
- 7.24 The application site relates to a two and a half storey Victorian building, converted into a public house some 90 years ago, which lies to the north of Oxford Road within the settings of Grade II listed buildings; 120 and 122 Oxford Road (List no: 1302871) 149-169 Oxford Road (List no: 1113546), 171-177 Oxford Road (171-177 Oxford Road, List No. 1156337), Church of the Holy Trinity (List No. 1113550) and the Castle Hill/Russell Street/Oxford Road Conservation Area with buildings of townscape merit at 145-147 Oxford Road, as illustrated below (figure 9). The building faces onto two road frontages, being Oxford Road to the south, and Bedford Road to the west. To the Bedford Road frontage the site can clearly be read as two ‘dwellings’, with a taller section to the corner, the existing building is built to the edge of the footway. To Oxford Road, the building presents a gable end wall, with a windows facing the street, including in the loft accommodation, it includes a two-storey outrigger style extension, and a further single storey extension which attaches to the neighbouring ‘Richer Sounds’ building. The site also includes a small single-storey extension projecting towards Oxford Road. To the forecourt on Oxford Road, the site is laid with paving for the entirety, with a small fence and slope upward from the footway. The Pub sign is in place on the Oxford Road frontage, and a timber post and rail fence encloses the former outdoor seating area.

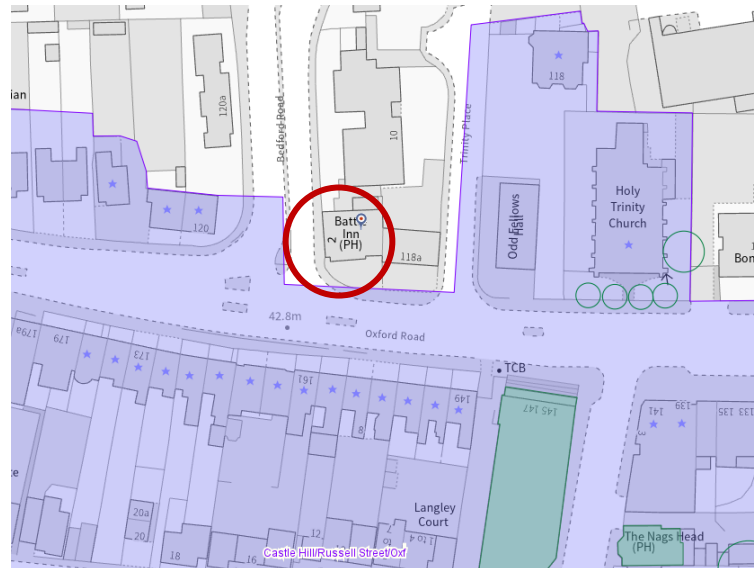


Figure 6 - The application site (circled in red), listed buildings (purple starred), buildings of townscape merit (green), and the Castle Hill/Russell Street/Oxford Road Conservation Area (purple shaded)

7.25 The Conservation Area Appraisal (CAA) addresses the significance, and quality of Oxford Road within the locality of the application site. Whilst not within the Conservation Area (CA), the CA encloses the site (and neighbouring site) on three sides, as such the implications of the development on the CA are amplified. The CAA describes the portion of Oxford Road, from the IDR to the Tilehurst Railway bridge as of significance for the following reasons: The area is vibrant, with an active pedestrian and traffic route, with an array of independent shops reflective of the area's diverse communities. The CAA describes the area as a streetscape of 2-and 3-storey building with a mix of impressive Georgian terraces and stand-alone houses interspersed with Victorian shops and houses along the route, forty of which are listed (either singly, or as a group). Exceptional and noteworthy features of buildings along the route include Arts and Crafts references, polychromatic brickwork, and terracotta façades and embellishments. It should be noted that Castle Hill/Russell Street/Oxford Road Conservation Area is on Historic England's 'Heritage at Risk' List due to its condition.



Figure 7 - Historic Environment - Relevant heritage assets in the immediate area of the application site (from the conservation area appraisal, page 57)

7.26 The CAA notes a regrettable combination of ad-hoc alterations and poorly maintained public realm as a distracting discordance in the area. It also notes that modern buildings have failed to respect the CA's character, and a clash of modern materials with historic materials detracts from the historic character of the area. The application site itself is one that the CAA specifically identifies as a site or building with an opportunity for improvement. The CAA also identifies that some trees have been planted along Oxford

Road, and that this should be extended along the route. The most common material type along this area is red brick, with some polychrome brick and terracotta embellishments, and stucco render is common on many buildings. Roofs are almost entirely slate. It is noted at paragraph 6.2.6 of the CAA that, negative features of the conservation area include: "The modern intrusions along the north side of the Oxford Road, included or not within the proposed Conservation Area boundary." As such, modern buildings, when proposed to be delivered on sites such as this, must be of a high quality to respond to and enhance the Conservation Area.

- 7.27 Whilst the existing building is outside the boundaries of the conservation area, in terms of its form, historic architectural features and appearance, it confirms to the 'building types and forms', 'materials, styles and features' of the properties within the conservation area. It is noted that the appeal case allowed the demolition of the building, and considered that the existing site was not contributing positively to the conservation area. It should also be noted that the Conservation Area boundary has extended, primarily through its extension north of Oxford Road (though it excludes properties in poor condition and those of poor architectural quality). This is therefore a recognition that redevelopment of this site needs to be more sensitive to the adopted conservation area, now its extent has been extended in the area of the application site.
- 7.28 Reading Borough Council has produced a draft Town Centre Public Realm Strategy (TCPRS) (2024), which is expected to be adopted on 23 June 2026, ie. before your meeting. It aims to, "*set forth a comprehensive vision aimed at transforming the town's public spaces into pleasant, accessible, and sustainable environments that can support the town's growing population and economic development*". The TCPRS includes Oxford Road up to at least Bedford Road (so this includes the application site frontage). Within the TCPRS, there is a specific section of the vision for Oxford Road. The TCPRS states that: "It currently feels disconnected from the town centre and doesn't feel like a high street. It is traffic dominated, cluttered, lacks green infrastructure and doesn't offer a pleasant or comfortable setting for people to walk or cycle." The strategy identifies a number of improvements to public realm in this area, which includes:
- A reduced width of carriageway to increase footpath widths on both sides of the road;
  - Rationalised on-street parking or delivery bays;
  - Tightening of junctions to reduce crossing distances and enhance pedestrian comfort;
  - Retained forecourt areas for local businesses and community uses;
  - Formalised crossing facilities approximately every 100-150m;
  - Introduction of planting beds within the carriageway and pedestrian footpaths;
  - New tree planting
- 7.29 The existing building on the site is in a current state of disrepair, and has been for some time. The building is the last remaining two Victorian terraced properties from the row formerly fronting Bedford Road. The two-storey portion on Bedford Road reflects the historic heights along this portion, although it is now significantly lower than the adjoining four-storey Trinity Place. The proportions of the present building in terms of height, is unobtrusive within the streetscape, and steps appropriately up toward the corner of the site. The section fronting Oxford Road, being a flank wall of a former end of terrace dwelling, is of a comfortable height compared to the properties opposite within the Conservation Area. As an original pair of Victorian terraced buildings, the façades have traditional proportions of window openings with a simple sill to the bottom. These are not as detailed as the Georgian terraces or detached buildings elsewhere along Oxford Road, which include richer detailing such as larger windows with timber sashes, grander arches, and decorative lintels. The building has also undergone refurbishment post-2009 where unfortunately, all the timber windows were replaced with uPVC.
- 7.30 Due to disrepair coupled with the various alterations to the building (including loss of historic fabric, modern materials and a poor quality single-storey extension to the Oxford Road frontage), it is reasonable to conclude that the building in its current condition continues to detract from the appearance of the Conservation Area. However, this consideration should

be tempered by the general good practice approach that Heritage Assets should not be devalued within a planning assessment merely because they have been left to degrade. Paragraph 209 of the NPPF states that, "Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated stated of the heritage asset should not be taken into account in any decision".

- 7.31 The previous allowed on appeal scheme lapsed in July 2022 and is therefore not a material consideration; nonetheless some conclusions from the Inspector in that decision are likely to have continued relevance to the current proposal. The Inspector disagreed with the Council's opinion at the time that the (existing) building was making a positive contribution to the Streetscene:

*"8. ... The public house reflects the historical development of the area, as a mid-19th century building. Whilst it has some similarities to the scale and form of some nearby older buildings, it is not a fine example of its type and has no special architectural detailing in comparison with the nearby listed buildings from the same era. It is also vacant and in poor condition. To my mind, it currently makes a negative contribution to the appearance of the street scene. However, the Council have not objected to its redevelopment or to the proposed mix of uses. Their concern relates to the forward siting of the building on to Bedford Road in association with its massing and design."*

- 7.32 Again, although the previous appeal is not a material consideration, the Inspector was clearly not entirely content with the quality of the architecture being proposed either:

- 7.33 It is notable that officers prepared a follow up report to PAC after this appeal decision, concerning the inclusion of strange wording by the Inspector. This condition read:

*"No development shall commence until samples of the materials to be used in the construction of the external surfaces of the development and drawings showing the detailed design and final appearance of walls and the roof have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved samples and detailed drawings."*

- 7.34 It was the opinion of officers and PAC that the design was not good enough and the Inspector decided that some kind of further design improvement could be secured by condition. The proposal this time, in terms of the building itself, is very similar. The proposed development includes the provision of a stepped building across the application site. At its lowest point, to the north, the proposal would be two-storeys in height with a flat roof (proposed with a green roof). The building is proposed to be built of a matching red brick (proposed to 'match context'), behind a parapet. To the corner of Bedford Road and Oxford Road, the proposal would be three storeys in brick, with a steeply pitched 'mansard'-type roof above, punctured to the front by dormer windows, and also includes two roof lights to serve a rear bedroom. The window detailing at first and second floor continues across and around the building at this level. To the east, the building steps upward to a fourth-storey in brick, with smaller windows to the front elevation at this level. Finally, atop the eastern portion, the proposal includes another steeply pitched mansard roof portion, with four front facing dormer windows. This mansard roof is also shown as containing a green roof.

- 7.35 In quantifying the level of harm to Heritage Assets, the Conservation Officer advises that by virtue of its height, scale and massing, the proposal would result in 'less than substantial harm' to views within the conservation area and to the settings of nearby listed buildings. This is particularly given that the part four- and part five-storey form on Oxford Road would be noticeably taller than the prevailing two-storey buildings with basements. Officers therefore acknowledge that there is harm, but this is considered to be at a low level. While the window ratio reflects that of the historic context, the use of multi-pane fenestration and the inclusion of dormer windows within mansard roofs, features uncharacteristic of the Conservation Area. This would contrast, to a certain extent, with the simpler architectural style of more recent surrounding buildings, such as Bond House.



7.36

Figure 8 - Site between Holy Trinity and 104-112 Oxford Road

- 7.37 The design details would include red brick, timber framed shopfront windows and doors, front boundary treatments (brick), powder paint coated metal windows above ground floor, a natural slate mansard roof, and lead-faced dormer windows. The ground floor includes two glazed portions to the shop front, and two glazed portions to Bedford Road. The forecourt is divided into two portions by matching boundary treatments and landscaping, with a separate ground floor entrance to the residential above at the eastern end.

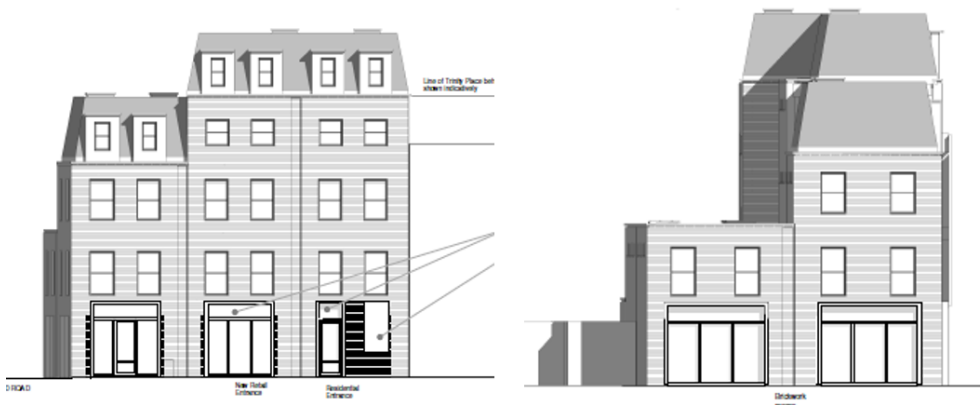


Figure 9 – Proposed Road Frontage Elevations

- 7.38 The proposed development would be sited on the same footprint as the existing building, being built up to Bedford Road to the west, and set back from Oxford Road, slightly behind the Richer Sounds Building to the east (around seven metres at its furthest point from the edge of the footway). The footprint of the new build, over a very similar footprint to the existing, would not be specifically objectionable, subject to the detailed assessment elsewhere in this report.
- 7.39 In architectural terms, a building can extend upward to a corner, to be a landmark, although this proposal does not present with a taller corner portion. The stepping of the building in itself draws some design cues from the existing building, which steps a mid-terrace dwelling up to a end-of-terrace dwelling. Opposite the site, former detached three-storey and basement buildings have been infilled with three-storey buildings, or extensions (i.e. 103-105 Oxford Road). Therefore, stepped, and somewhat ‘unexpected’ building heights are a feature of the Conservation Area and immediate surroundings. To Oxford Road, the proposal would respond to this design approach by providing a block of three-storey with mansard roof building and a double length block of four-storey with mansard roof as attached. The common window portions for the most part, link the building, and provision of smaller windows at fourth-storey delineate the sections.

At two-storeys to the rearmost portion, the height is considered to be in keeping with the character of the area and not objectionable. For the four-storey and five-storey portion of the building, this would be noticeably taller than prevailing building heights for the area. The mansard roofs, whilst softening the bulk and height as would be viewed from street level, would be an uncommon feature in the historic buildings within the area. However, they are a feature of a recent development to the immediate east of the Holy Trinity Church (114 Oxford Road). The Richer Sounds building is a tall two-storey building which could also be extended under the extant permission, which is a material planning consideration. Should the development of Richer Sounds be completed, the building height would be 10.23m. The Trinity Place building to the rear of the site is a maximum height of around 12m. The proposed building height would be a maximum of some 14.8m. More logically, in streetscene terms, the building height may have extended upwards towards the corner, and stepped down to meet the Richer Sounds building, creating a stronger landmark statement on the street corner.

- 7.40 The existing forecourt of the building is laid entirely with paving slabs and was used for outdoor seating for the pub. It is also enclosed with a poor-quality post and rail timber fence and is currently used for informal parking. The proposal as revised, includes the provision of an enclosed frontage and soft landscaping, including a tree, and areas of planting, predominantly focussed to the eastern end of the site.. The applicant has stated that there are no existing services which would interfere with the proposed landscaping and has indicated new services routes (though only for the residential element).

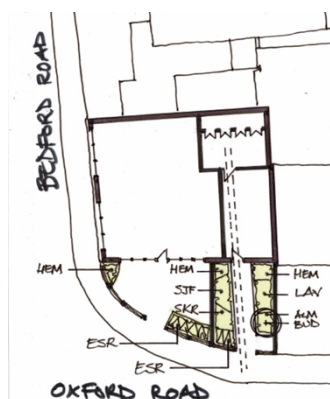


Figure 10 - Landscaping Plan - Forecourt

- 7.41 The proposed landscaping to the frontage, paired with the boundary treatments, shown as a brick wall with metal railing, though officers have requested amended plans to show a simple metal railing instead of trying to replicate the historic front walls. Together, these would soften the appearance of the site, and also take the opportunity to improve the Oxford Road frontage compared to the existing and neighbouring pattern of hardstanding/parking (which both detract from the appearance of the area). The provision of a hedge for a portion of the frontage, with a tree toward eastern end is a positive inclusion which softens the streetscene and helps to achieve the aims of the Public Realm Strategy. Beyond those, the proposal shows mixed species shrubs along both sides of the residential portion. It would be necessary to ensure that conditions are included on any permission to secure full details of planting and management for a minimum of five years to ensure that planting is successful, and confirm species selection and size. The provision of appropriate boundary treatments to prevent vehicular access, as well as providing a softer and improved appearance towards the Conservation Area is considered appropriate, and full details will be secured.
- 7.42 In conclusion on design and heritage considerations, officers advise that with focus on the detailed architectural finish (materials, window reveals and other elements) of the building itself, coupled with the improvements to the public realm (forecourt, wall/railings, landscaping and a new tree) the overall impact on the streetscene is considered to be positive and this would overcome the minor, acknowledged negative impacts on heritage assets.

### Residential Amenity

- 7.43 Policy CC8 (Safeguarding Amenity) states that “Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties.” Policy H5 (Standards for New Housing) sets standards for new housing, including internal space requirements for new build housing.
- 7.44 Policy H10 (Private and Communal Open Space) requires new dwellings to be provided with functional private or communal open space, with flats being suitable for provision of balconies or roof gardens as open space.

### *Impact on Neighbouring Amenity*

- 7.45 The proposed development is within close proximity of existing residential uses at Trinity Place. At the nearest point, it is approximately 5.8m from Trinity Place, at two-storeys, and 12.4m above three-storeys. Facing towards the application site are a large number of windows, (two on each floor facing directly south, and two on each floor which are within the corner of the building. The two windows facing directly south serve kitchens in each unit, and the corner windows serve living rooms. At ground floor, an office is nearest the application site.
- 7.46 Due to the proximity of the proposal, there is the potential for overlooking between the proposal and the existing habitable rooms (kitchen and living rooms), as well as potential for overbearing associated with the proposal, there may be an impact on outlook from these windows too. With regards to overlooking, the proposal would include three high-level windows on the second floor, which serve bedrooms and bathrooms (at around five metres from the existing windows). Six high level windows serve the third-storey two-bedroom flat, with three high level windows for the fourth-floor flat (around 12.4m from existing windows). No windows are proposed to face rearwards in the proposal within the mansard roof portions of the building (including the fifth storey). The access stairs include a window per floor for lighting which face to the rear (north). The location, and height of windows, as well as the fact that they would serve bedrooms would mitigate any negative impacts associated with the proposal in terms of potential overlooking. The small windows, in tandem with the staircase windows, may give some perception of overlooking to the neighbouring building, however the use of the stairs would be intermittent. The likelihood of persons lingering to look out of bedroom windows would also be limited, as these windows are small, and privacy would likely be sought by users of these bedrooms.
- 7.47 In terms of overbearing impact, the proposed two-storey element would be located within five meters of adjoining windows. The existing building is also two storeys, with a pitched roof at the same distance, measuring 5.14m at eaves level and 7.9m at the ridge. The proposed building would have a height of 6.6m along most of the boundary (approximately 12.7m in length). By comparison, the existing building is only 7.8m deep, although it includes a 3m-high boundary wall along its full length. Due to its increased height and length, the proposal would appear more dominant than the current structure. The greatest impact would be experienced by the nearest resident at first-floor level in Trinity Place. The new building would be positioned 5m from their windows, including a primary kitchen window, and would appear more overbearing than the existing situation (see figure 11 below).



Figure 11 - 3D view showing proximity of built form

- 7.48 The affected windows serve a kitchen and a secondary living room outlook, which are generally less sensitive to reduced outlook compared to primary habitable room windows. Therefore, there is considered to be an overall moderate impact and not enough to justify a refusal on this point.
- 7.49 In terms of outlook, the main affected dwelling would be the first floor south facing window that are used as a kitchen and living/dining room facing the development. The kitchen would be more adversely affected, as it would be the only window serving the room, whereas the dining/living room would have a corner window with a secondary outlook. Importantly, it should be noted that outlook in a planning context is not the same as a view. The outlook from the existing windows would be subject to a new relationship to the application site. A flat roofed and long brick wall would now be visible at a distance of around five metres. Although only a moderate separation distance, officers advise that this would not adversely affect outlooks from the windows that would be considered so harmful to the outlook of residents as to warrant a reason to refuse the application. The second floor would be higher than the proposed second storey height, and therefore would have a moderately improved outlook due to the removal of the higher pitched roof which is currently experienced.



Figure 12 - Second-storey plan showing location of existing windows on Trinity Place

- 7.50 The proposal is located on the southern side of the Trinity Place development. There would be the potential that the development could affect the provision of daylight/sunlight on existing residents of that development. Particularly at the lower levels, the proposal would



- 7.54 The flats which would be facing Oxford Road are all provided with windows facing due south (up to six windows per flat). These flats are provided with good outlook, daylight and sunlight, and the south-facing windows would not result in any privacy concerns.
- 7.55 To the second-storey, two flats are facing north, with a dual aspect facing east and west respectively. On the north elevation, these flats are to be provided with three high-level windows each (for bedrooms and ensuites), and side-facing windows. Each contains a roof light within the flat roof above. Through the number and orientation of windows and roof lights, each of these flats would be provided with a good amount of daylight and sunlight. With regard to outlook, the flat which fronts Bedford Road includes three windows facing west, this would give a good amount of outlook and would be reasonable, albeit across a busy road junction. The flat to the north, which looks out east, would have views over the carpark of Trinity Place, as well as onto the rear wall of Richer Sounds, and the stairwell of the proposal. This would be a reasonably poor outlook, being the immediate outlook onto hardstanding and parking areas. Though, as a town centre site, it is fairly common that outlooks from certain flats maybe limited to views of the sky and onto other service areas, and in that respect, the overall outlook levels of the development would not be harmful.
- 7.56 To the rear, there would be the potential for overbearing of the development by its proximity to Trinity Place, although this would be primarily through smaller high level, and secondary windows. As such, is not considered to result in unacceptable overbearing on new residents. The same windows could result in privacy concerns for all flats, though similarly, as high level windows, mostly serving bedrooms, which have alternative sources of light, would not have a significant impact upon privacy of residents.
- 7.57 With regard to Policy H5, all new development outside of the Reading Central Area should be constructed to meet the Nationally Described Space Standards (NDSS). The proposed 1-bed units measure 1 x 32m<sup>2</sup>; and 3 x at around 40m<sup>2</sup>; and 71m<sup>2</sup> for the 2-bed flats. The NDSS states that 1-bed 1-person flats should measure 39m<sup>2</sup> (or 37m<sup>2</sup> where a shower room is included), it also details the size requirements for bedrooms. A 2-bed 4-person flat under the NDSS should measure 70m<sup>2</sup>. The second-storey 1-bed flats all meet the NDSS, including providing compliant bedrooms. The third and fourth-storey 2-bed flats meet the NDSS and include compliant bedrooms. The fifth-floor 1-bed flat, would fail the NDSS, and be 5m<sup>2</sup> short of the requirements. Whilst Policy H5 excludes Central Area development from compliance with the NDSS, the LPA generally expects these standards to be met, the market also generally meets these standards as smaller flats would thereafter fail to compete with prior approval schemes which must meet those standards. Though not explicitly non-compliant with Policy H5, the small flat would fail to provide a good level of amenity, in terms of its floor area, which would weigh against the proposal.
- 7.58 The proposal does not include any on-site open space, either private or communal. Policy H10 requires all development to provide open space to meet the needs of the development. Given the proposal would not provide any open space, it would not be meeting the needs of the development contrary to Policy H10. This would result in increased pressure on existing public open spaces as a direct result of the development. Policy CC9 outlines that development will only be permitted where any impacted or required infrastructure, services, resources, or amenities are provided through direct provision or appropriate financial contributions.
- 7.59 The site is within the Reading Central Area which includes some green spaces (such as Forbury Gardens). It is not uncommon that a scheme in this location would have limited communal open space, however these schemes are generally closer to open space. The nearest is the recently improved Victoria Recreation Ground. RBC's leisure officers have been contacted for comment and advised that a contribution in accordance with Policy CC9, to make improvements to local open space due to the increased pressure on that open space would be necessary to make the development acceptable. A contribution of £12,600.00 has been advised by RBC's Leisure Officers on the basis of the cost of providing improvement to local open space. The applicant is agreeable in principle to this contribution and further discussion of this matter will be set out in an Update report.
- 7.60 In conclusion, the proposal would be able to provide suitable amenity to future occupants.

## Transport/Parking

- 7.61 Policies TR1 (Achieving the Transport Strategy), TR3 (Access, Traffic and Highway related matters), and TR5 (Car and Cycle Parking and Electric Vehicle Charging) seek to address access, traffic, highway and parking related matters relating to development. The Council's adopted parking standards SPD would seek a maximum parking provision of 1 parking space per dwelling and a minimum requirement of 0.5 cycle spaces per dwelling.
- 7.62 The application site, being within the Reading Central Area is highly accessible, Reading West Station is some 500m to the west, high frequency bus routes serve Oxford Road, and walking to the Town Centre or local convenience and food shops for daily needs are readily available.
- 7.63 The application site currently does not have lawful access for cars. It is evident on site that vehicles have been using the land, though it is not clear if this is related to the building, or is unauthorised trespassing. In addition, at a recent site visit, a ~1.8m high timber fence has been erected between Richer Sounds and the application site (potentially to stop unauthorised vehicle movements over the Richer Sounds site). It is not clear who has erected this fence, however this matter will separately be referred to planning enforcement for investigation, as a fence can only be 1m where adjacent to a highway when complying with permitted development rights.
- 7.64 The proposal does not include any on-site parking, and front boundary treatments are proposed to enclose the frontage which would restrict any unauthorised parking. The proposal includes 3 no. cycle stands to the front of the commercial unit, and provision of 6 no. cycle stands within the residential portion of the building (1 per flat).
- 7.65 A car free development in this location is considered acceptable, and the provision of 1 secure cycle space per dwelling is considered entirely reasonable based on a car free development. As such, the proposal would not result in any highways impacts, and would mitigate the opportunity for unauthorised vehicle movements onto the site through boundary treatments, the non-provision of parking, and overprovision of cycle parking is considered acceptable.
- 7.66 It is noted that a cellar door exists on the Bedford Road frontage (within the highways area). It is not clear on how this will be removed, or what would be required to make good the footway. Separate approvals would be required from RBC's highways department, and any further details of what approvals, or agreements would be required will be provided in the Update report.
- 7.67 Overall, the proposal is considered to be suitable in terms of transport and parking matters.



*Figure 15 - Cellar door on Bedford Road frontage*

## Environmental Matters

- 7.68 Policy CC8 (Safeguarding Amenity) and EN16 (Pollution and Water Resources) require development to not cause a significant detrimental impact to the living environment of existing or new residential properties. The application site is adjacent to a busy road junction, where cars would idle and cause potential noise and air quality impacts.

- 7.69 A noise assessment was submitted with the proposal which states that the proposal would not cause disturbance to future residents of the scheme. RCB's Environmental Protection Officers has sought clarification whether the noise levels of the proposed flats would be met with open windows, an update report will provide the response and comments.
- 7.70 Given the mixed-use development, and ground floor Class E unit sought by the applicant, a condition requiring a noise assessment prior to commencement of the development is recommended to ensure that noise between the ground floor and first floor would meet the appropriate noise attenuation standards.
- 7.71 Noise and disturbance matters will also be included in a construction method statement conditions. A condition is also considered necessary to secure details of bin storage areas to manage potential for rats to infiltrate waste bins and areas.
- 7.72 The application site is within an Air Quality Management Area (AQMA). The air quality assessment submitted with the application demonstrates that the relevant air quality objectives would be met within the proposal (i.e. NO<sub>2</sub>, PM<sub>10</sub>, PM<sub>2.5</sub> concentrations). As such, the recommended mitigation from this report will be ensured by condition.
- 7.73 Therefore subject to the conditions described about, the proposal is suitable in terms of environmental standards.

### Natural Environment

#### *Trees and landscaping*

- 7.74 The application site is currently devoid of any significant vegetation, by virtue of its built form, plot coverage and past uses. As noted within the report above, landscaping has been proposed within the site, and would improve the appearance of the Oxford Road frontage, as well as the provision of green roofs on the building (although precise details of this are awaited at the time of writing and this matter will be discussed in the Update report). The landscaping details are indicative, and appear to not consider existing services, or proposed services for the commercial units, full details will be secured by condition and are considered acceptable.
- 7.75 The site is located on a designated treed corridor in accordance with the Council's Tree Strategy (2021). In addition, the TCPRS seeks to encourage greening of the Town Centre, including the Oxford Road (including a focus on the narrowing of roadway, and provision of kerb build-outs with planting). These two Council documents provide a strong emphasis on creating high quality environments fronting the public realm, and increasing tree canopy within the Borough. The provision of suitable boundary treatments to enclose the front garden and mitigate unauthorised carparking, the provision of a tree within the forecourt of the site, and mixed shrubs and hedging would be a positive contribution to the area, as well as the Conservation Area. As such, would be considered reasonable, subject to conditions to secure full details to ensure implementation and successful establishment and maintenance.
- 7.76 On this aspect, the proposals represent an improvement in greenery/streetscene terms, for the benefit of the local area, which also helps to mitigate the impact of the development.

#### *Ecology*

- 7.77 Policy EN12 requires that all development should not result in a net loss of biodiversity. The applicant has submitted initial information to demonstrate no net loss as a result of the development, and biodiversity enhancements would be secured by condition (i.e. integrated bat and bird features).
- 7.78 With regard to bats, and protection of habitats, a bat survey was submitted with the application, RCB's Ecologist has confirmed that the survey appears to be undertaken to a reasonable degree, although there are some inconsistencies/errors within the submission that require addressing. These are not considered to be fundamental to the assessment of the application, and an updated version would correct typographical errors, and inconsistencies that would not affect the conclusions of the report. The update report is expected to be able to clarify that these amendments have been made.

### Sustainability

- 7.79 The overarching sustainability policy, Policy CC2 requires proposals for new development to reduce the consumption of resources and materials. Policy CC2 requires proposals for minor non-residential development to meet a BREEAM 'very good' standard. Policy CC3 requires all development to demonstrate how they have been designed to incorporate measures to adapt to climate change, including, use of trees and planting, provision of green roofs.
- 7.80 Policy H5 requires new build housing to be built to the higher water efficiency standard under regulation 36(3) of the Building Regulation. It also required all dwellings to be built to a 19% improvement on the dwelling emission rate over the target emission rate within the 2013 Building Regulations, however by virtue of being built to current Building Regulations requirements, would automatically meet this requirement. Providing suitable conditions are applied, Policy CC2 will be complied with.

### Unit Mix

- 7.81 Policies H2, and CR6 both seek to ensure developments contribute towards the housing needs, in terms of size of accommodation, measured by number of bedrooms per dwelling. The proposal, as a small scale scheme would not need to meet the specific requirements of policy CR6 (5% 3-bed). The proposal does provide a mix of units, including four x one-bed and two x two-bed. The two-bed units are also a good size, meeting NDSS requirements for 4-person living. As such, officers advise that the indicated mix - whilst favouring one-bedroom units - would provide a reasonable unit mix for the scale, and location of the development.

### Affordable Housing

- 7.82 The applicant has submitted valuations in order to provide a level to demonstrate a policy compliant 20% (10% equivalent) contribution toward off-site affordable housing elsewhere in the Borough. Based on a full GDV of £995,000 an appropriate contribution from the applicant is therefore £99,500.00. The Applicant confirms that they are agreeable to contribute a policy compliant amount, and the applicant has agreed to the above figure to be secured by s106 legal agreement. This is considered to be a beneficial aspect of the proposals.

### Accessibility

- 7.83 Policy H5 requires all new build housing to be accessible and adaptable in line with M4(2) of the Building Regulations unless built in line with M4(3)). M4(2) of the Building Regulations is for accessible and adaptable dwellings, and relates to relatively straightforward design measures that can allow homes to be adaptable as the needs of the occupier change. However a prerequisite of this would be provision of one step free access to all dwellings. The proposal does not include a lift, and therefore would not appear to be able to comply with M4(2), this is considered a negative aspect of the scheme that would weigh against the proposal. Clarification on this point shall be sought from RBC Building Control and this matter will be clarified for you in the Update report.

### Mandatory Biodiversity Net Gain

- 7.84 Separate to the requirements of policy EN12 above, all applications (which do not meet a specific exemption in Regulation), would be required to provide a 10% biodiversity net gain. In this instance, the application site contains less than 25m<sup>2</sup> of habitat, and as such would be exempt from mandatory biodiversity net gain.

### Equalities Impact

- 7.85 When determining an application for planning permission the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence

(including from consultation on the application) that the protected groups as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the proposed development, with the possible exception of the comment above regarding access to the adaptable dwellings.

## **8. CONCLUSION**

- 8.1 As with all planning applications considered by the Local Planning Authority, the application is required to be determined in accordance with the Development Plan unless material considerations indicate otherwise, as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 8.2 The Council cannot demonstrate a 5-year housing supply as Policy H1 is out of date, and therefore the development must be assessed in line with Paragraph 11d(i and ii) of the NPPF 2024 and against the policies in the NPPF taken as a whole.
- 8.3 The three overarching objectives contained within paragraph 8 of the NPPF 2024 seek to balance growth and local community needs against protection of the natural, built and historic environment. As such, any harmful impacts of the proposed development are required to be weighed against the economic, social, environment and any other public benefits in the context of national and local planning policies, as detailed in the appraisal above.
- 8.4 It is acknowledged that there would be planning benefits associated with the proposed development. A range of social, economic and environmental benefits consistent with the NPPF's definition of sustainable development would be provided.
- 8.5 The provision of six dwellings would make a contribution towards meeting the Council's housing needs (Policy H1). Provision of two good sized 2-bed flats, in addition to 4 x 1-bed flats would provide a contribution towards the mix of dwellings needed within the Borough. The development would also contribute towards the provision of affordable housing elsewhere within the Borough through a policy compliant financial contribution. The scheme would redevelop a site that, admittedly through neglect, has become a detractor from the views/setting of the Conservation Area. There would be some limited economic benefits associated with the construction activity should the scheme be delivered. These benefits are however temporary, and as a minor development proposal would not be required to provide an employment, skills and training contribution that could provide a longer lasting positive impact. The site would also provide a scheme of soft landscaping to the frontage, which would be secured by condition, this would provide an improvement to the local environment and increase tree cover and biodiversity on site, and the wider appearance of the Conservation Area.
- 8.6 These benefits would be considered against the shortfalls of the scheme. The overall design, through its inclusion of mansard roofs, overall height, arrangement of windows and reasonably functional design would need to be executed very carefully (for instance, close attention to material quality and their use) in order to enhance the conservation area and outweigh the (limited) harms identified by the Conservation Officer. There would be some harm associated with the proximity to neighbouring residential uses, including some overshadowing to the neighbours to the rear. In addition, the proposed flats would have some awkward outlooks, with the first floor rear flat looking to the north-east (over a carpark). This is in tandem with the suboptimal flat arrangement which results in a 32m<sup>2</sup> 1-bed flat a fifth-floor, and the lack of provision of any on-site private or communal open space).
- 8.7 With regard to paragraph 11 of the NPPF and engagement of the 'tilted balance' it would require permission to be granted unless there would be a strong reason for refusing the development with regard to the NPPF policies relating to the protection of designated heritage assets (part 16 of the NPPF 2024, as amended). Specifically, the following paragraphs are relevant:

*“208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.*

*210. In determining applications, local planning authorities should take account of:*

*a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

*b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

*c) the desirability of new development making a positive contribution to local character and distinctiveness.*

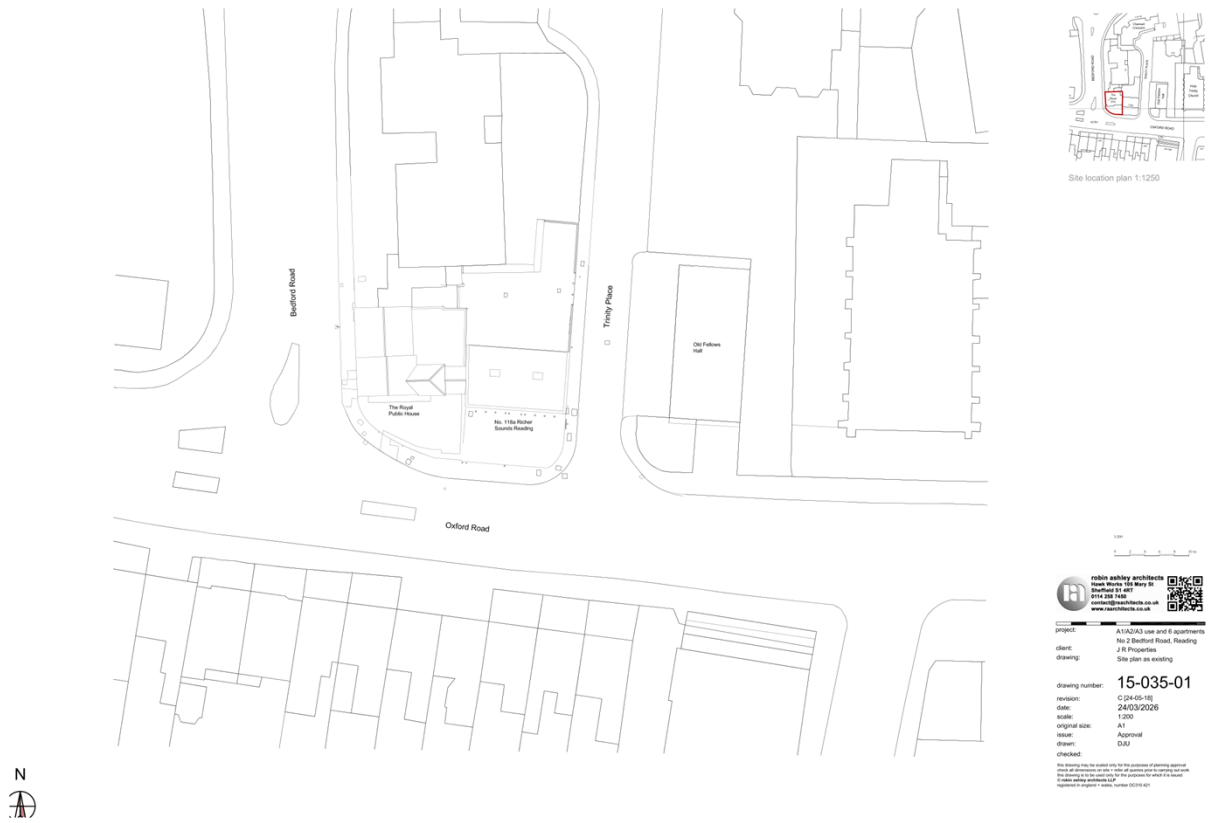
*212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

*215. 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, where appropriate, securing its optimum viable use.*

8.8 Officers acknowledge in respect to the relevant NPPF and local plan policies that the development would make a positive contribution towards the Conservation Area. This would be through the redevelopment of a site considered to have a key impact in the Conservation Area, and provision of soft landscaping and boundary treatments sympathetic to this sensitive setting. As above, there would be public benefits associated with the proposal, including the contribution toward mixed and sustainable communities by way of a contribution toward affordable housing, and the provision of a mix of dwelling sized (and other benefits mentioned above). As such, it is not considered that there would be a strong reason for refusing the development with regard to the NPPF policies mentioned above.

8.9 As with all proposals considered by the Local Planning Authority, the application is required to be determined in accordance with the development plan unless material considerations indicate otherwise, as per Section 38(6) of the Planning and Compulsory Purchase Act 2004. In this instance the proposed benefits of the proposals weigh in favour of the proposals. These benefits, on balance, are considered to outweigh the harmful impacts. It is considered that officers have applied a suitable planning balance when reaching this conclusion. As such, this application is recommended for approval, subject to the completion of a S106 legal agreement and the recommended conditions, as set out at the outset of this report.

# Existing Block Plan



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 www.robinashley.co.uk

project: A162/A3 use and 6 apartments  
 No 2 Bedford Road, Reading  
 J R Properties  
 client: Site plan as existing  
 drawing:

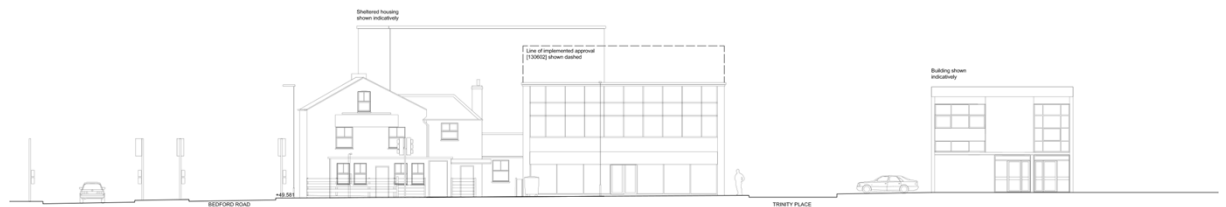
**15-035-01**  
 revision: C 24/05/16  
 date: 24/05/2026  
 scale: 1:200  
 original size: A1  
 issue: Approval  
 drawn: DJU  
 checked:

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# Existing Elevations (1)



east elevation to Bedford Road



South elevation to Oxford Road

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project: A162/A3 use and 6 apartments  
 No 2 Bedford Road, Reading  
 J R Properties  
 client: Elevations as existing 1  
 drawing:

**15-035-04**  
 revision: C 24/05/16  
 date: 24/05/2026  
 scale: 1:200  
 original size: A1  
 issue: Approval  
 drawn: SRF  
 checked: DJU

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# Proposed Second Floor Plan



N  
  
 2nd Floor

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 Sheffield S1 4HT  
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**PROJECT**  
 A1/A2/A3 use and 6 apartments  
 No 2 Bedford Road, Reading

**DRAWING**  
 Second floor plan

**CLIENT**  
 JR Properties

**ISSUED FOR**  
 Approval

<b>DRAWN BY</b>	<b>CHECKED BY</b>	<b>DATE</b>
DJU		24/03/2026

<b>PROJECT NUMBER</b>	<b>SCALE (if A3)</b>
15-035	1:100

<b>DRAWING NUMBER</b>	<b>REV</b>
<b>323</b>	H

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**robin ashley architects LLP**  
 Registered Company - Number: 00231451

**MADE IN SHEFFIELD**

# Proposed Third Floor Plan



N  
  
 3rd Floor

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**PROJECT**  
 A1/A2/A3 use and 6 apartments  
 No 2 Bedford Road, Reading

**DRAWING**  
 Third floor plan

**CLIENT**  
 JR Properties

**ISSUED FOR**  
 Approval

<b>DRAWN BY</b>	<b>CHECKED BY</b>	<b>DATE</b>
DJU		24/03/2026

<b>PROJECT NUMBER</b>	<b>SCALE (if A3)</b>
15-035	1:100

<b>DRAWING NUMBER</b>	<b>REV</b>
<b>324</b>	G

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**robin ashley architects LLP**  
 Registered Company - Number: 00231451

**MADE IN SHEFFIELD**

# Proposed Fourth Floor Plan



4th Floor


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**PROJECT**  
 A1/A2/A3 use and 6 apartments  
 No 2 Bedford Road, Reading

**DRAWING**  
 Fourth floor plan

**CLIENT**  
 JR Properties

**ISSUED FOR**  
 Approval

<b>DRAWN BY</b>	<b>CHECKED BY</b>	<b>DATE</b>
DJJ		24/03/2026

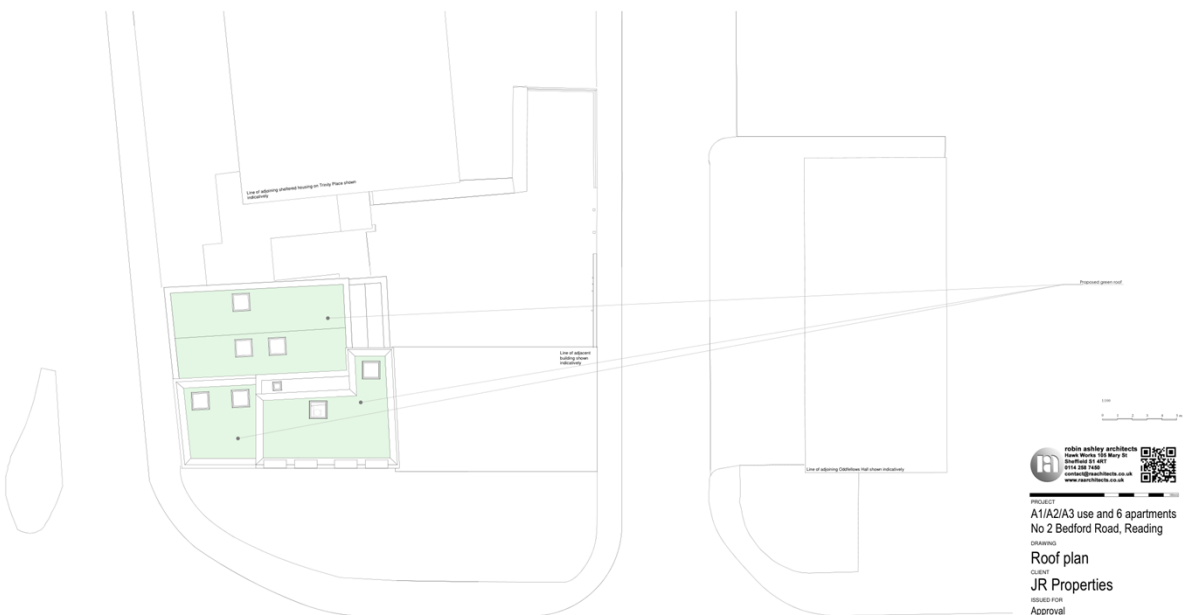
**PROJECT NUMBER** 15-035      **SCALE (IF A1)** 1:100

**TITLE NUMBER** 325      **REV** G

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# Proposed Roof Plan



1 Roof Level  
1:100




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**PROJECT**  
 A1/A2/A3 use and 6 apartments  
 No 2 Bedford Road, Reading

**DRAWING**  
 Roof plan

**CLIENT**  
 JR Properties

**ISSUED FOR**  
 Approval

<b>DRAWN BY</b>	<b>CHECKED BY</b>	<b>DATE</b>
DJJ		24/03/2026

**PROJECT NUMBER** 15-035      **SCALE (IF A1)** 1:100

**TITLE NUMBER** 326      **REV** D

This drawing has been produced using Autodesk Revit and it is assumed to ensure that it has been interpreted to full size and scale. By checking that the scale bar in the title block measures 100 mm (or 4 inches) the drawing may be used only for the purposes of planning approval. All dimensions are to be checked on site - any queries referred to in writing must be. This drawing may be used only for the purposes for which it is issued.


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# Proposed Elevations

**1 South Elevation**  
1:100

**2 West Elevation**  
1:100

**Proposed Hard Boundary Treatment:** Brick wall with metal railing to match existing context

**Proposed wall/jets to be 1200 total**

**THE KEEN PARTNERSHIP**  
Architectural  
Drawing  
RACS

**Anish Properties LTD**  
Project Description of a 2nd Floor

**Proposed South and West Elevations**

Client: Anish Properties LTD  
Drawing No: 02/04/2026  
Issue Date: 16/06/2026  
Scale: 1:200, 1:100  
Author: [Name]  
Drawing No: 0401, 0401 PL-04.00

# Green roof indicative details

**GR-2 GREEN ROOF EXTERNAL MASONRY CAVITY WALL PARAPET WALL DETAIL**

**Roof Plan at 1:100**

**3D model of the construction**

Plant Name	Weight (kg/m <sup>2</sup> )	Height (mm)	Notes
Plant community, e.g. "Rudbeckia Type Plants"			
System Substrate "Rudbeckia Type Plants"			
Safety Device "Fibribal" if required (please observe load requirements) Fibre-Bal-EP			
Floralink® FD 25.6			
Floralink® HD 20.6			
Root Barrier WEP 40			
Waterproofing in a rest-relevant			

**Biodiverse green roof prerequisites:**

- Modifying the substrate surface:** Installing fine substrate depth in order to offset habitats that will extend the range of species available in the planting areas.
- Sand pockets and coarse gravel beds:** Plant free zones are an important enrichment of the substrate and are used for insects and other roof inhabitants as a halfway breeding ground and a sun trap.
- Temporary water bodies:** Using containers and breeding sites on the roof for an extended period of time. It increases the amount of water available, e.g. for insect and birds.
- Nesting aids:** The use of nesting aids specifically foster insect colonization.
- Plant selection, e.g. for large plants:** If areas with a deeper substrate are available (e.g. by creating little reservoirs), large plants can be used for insects and birds or even a wide range of indigenous plants.
- Introducing deadwood:** Dead branches and tree trunks are a particularly valuable structural element. Deadwood is used as a habitat for moss, lichens, fungi, beetles, bees, rodents, ants and wild bees, among others.

**Seasonal Maintenance Plan for the Green Roof - 2nd Floor Road, Roofing**

**Objective:** The purpose of this plan is to ensure the long-term success, biodiversity, value, and ecological performance of the green roof installed at 2nd Floor Road, Roofing. Regular maintenance will preserve a high-quality, managed green roof, and sustain ecological benefits.

**Inspection & Cleaning:** Remove accumulated debris (leaves, litter, twigs) from the roof surface, drainage outlets, and gutters. Inspect substrate depth and check for erosion or damage to the waterproofing layer.

**Plant Health:** Apply a slow-release, low-nitrogen fertilizer once annually in spring. Inspect or plug plant any bare patches to maintain continuous vegetation cover.

**Weed Management:** Remove invasive weeds such as grasses, brambles, or self-seeded saplings.

**Irrigation:** Test or inspect the irrigation system (if included) in preparation for summer. Summer (June - August).

**Watering & Monitoring:** Inspect green roof every 4-6 weeks during dry weather. Irrigate during prolonged drought if plant shows signs (e.g. yellowing, wilting, or dieback).

**Vegetation Care:** Remove unwanted self-seeded plants before they establish.

**Pest & Disease:** Monitor for pest or disease activity (e.g. aphids, white weevil) and treat if necessary. Autumn (September - November).

**General Maintenance:** Remove fallen leaves and organic matter to prevent drainage blockages and excess nutrient build-up. Inspect drainage outlets, roof edges, and rafters.

**Vegetation Care:** Raise or repair areas where vegetation has thinned during summer.

**Soil Checks:** Review irrigation system and prepare for winter shutdown. Winter (December - February).

**Low Intervention Period:** Minimize access to prevent damage to frozen or dormant vegetation.

**Inspection:** Ensure that drainage outlets remain clear after storms. Check for pooling water, roof damage, or signs of stress to the roof structure.

**Flowering:** Schedule any significant repair, re seeding, or replanting works for spring.

**Annual Checks (All Year):** Maintain a written log of inspections and interventions of 50 Kings Road. Carry out an annual inspection of the waterproofing and structural integrity (preferably by a roofing professional). Review ecological performance (e.g. species, predator activity, biodiversity value) and adapt maintenance methods if required.

**Sustainable Plants for a Biodiverse Green Roof**

**https://zinc-greenroof.co.uk/systems/biodiversity-green-roof/**

**THE KEEN PARTNERSHIP**  
Architectural  
Drawing  
RACS

**Anish Properties LTD**  
Project Description of a 2nd Floor

**Proposed Green Roof Details**

Client: Anish Properties LTD  
Drawing No: 02/04/2026  
Issue Date: 16/06/2026  
Scale: 1:200, 1:100  
Author: [Name]  
Drawing No: 0401, 0401 PL-04.00

# Dormer section and indicative design details

1:10  
Dormer Section Detail 1

Example Lead flashed Dormer

<b>THE KEEN PARTNERSHIP</b>		<b>mcabe</b>
The Commercial Property Partnership 11, 12 & 13, The Quadrant 100, Broad Street, Birmingham B1 2QU		RIBA RSCS
<b>Amish Properties LTD</b>		
JOB Title: Proposed Dormer at Woodfield Hall		
Drawing Title: Proposed Dormer Detail		
Drawing No: 15-035	Date: 13/06/2026	Project: 15-035
Scale: 1:100	Drawn By: HSB	Checked By: T. HOGG
Job No: 9481	Drawing No: 15-035	Rev: 0

**3D View #1**

mcabe architects  
11, 12 & 13, The Quadrant  
100, Broad Street, Birmingham B1 2QU  
www.mcabe.co.uk

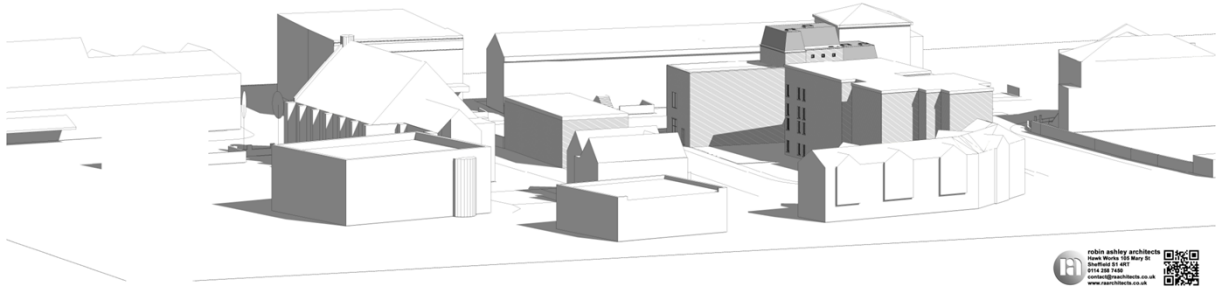
PROJECT  
**A1/A2/A3 use and 6 apartments  
No 2 Bedford Road, Reading**

Axonometric view #1  
CLIENT  
**JR Properties**  
ISSUED FOR  
Approval  
DRAWN BY: DAJ    CHECKED BY:    DATE: 24/03/2026  
PROJECT NUMBER: 15-035    SCALE: 1:100  
DRAWING NUMBER: **330**    REV: F

[This drawing has been produced using AutoCAD. It is a computer-generated drawing and has been checked for accuracy and scale. It is intended for use as a guide only and does not constitute a contract. It is not to be used for any other purpose without the written consent of the architect. All dimensions are to be checked on site - any queries referred to the architect should be done so immediately for the purposes for which it is issued. © mcabe architects LLP - member number 00011421] **MADE IN SHEFFIELD**



### 3D View #4



1 axo 4

**robin ashley architects**  
 100a Moor Street, Birmingham B3 3NF  
 0121 206 7400  
 www.robinaa.co.uk

**PROJECT**  
 A1/A2/A3 use and 6 apartments  
 No 2 Bedford Road, Reading

**DRAWING**  
 Axonometric view #4

**CLIENT**  
 JR Properties

**ISSUED FOR**  
 Approval

**DRAWN BY** DUJ **CHECKED BY** [ ] **DATE** 24/03/2026

**PROJECT NUMBER** 15-035 **SCALE (if A1)** [ ]

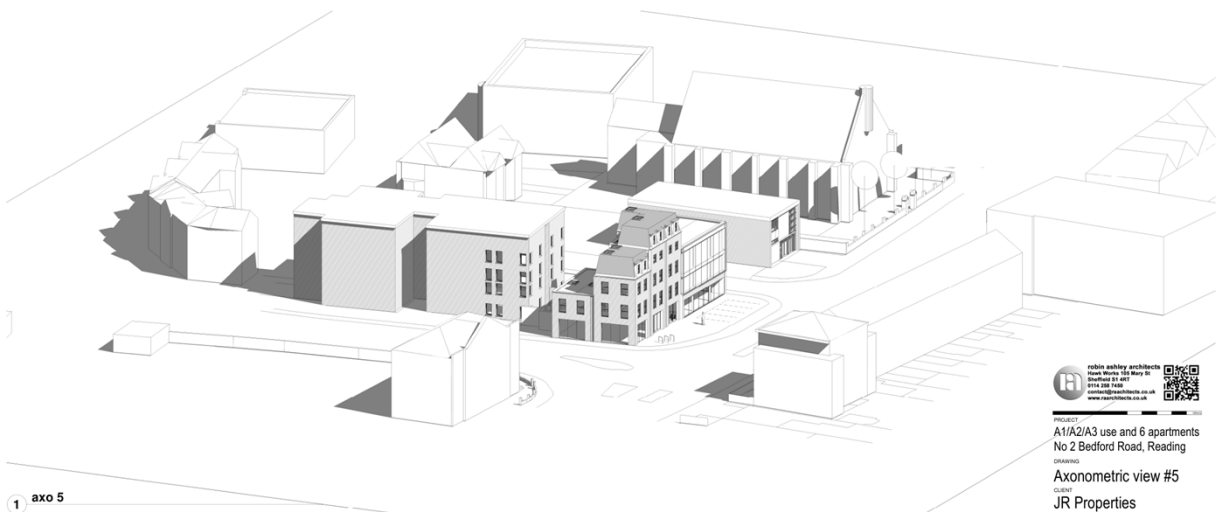
**DRAWING NUMBER** 333 **REV** E

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robin ashley architects LLP  
 registered in England - number 02313 451

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### 3D view #5



1 axo 5

**robin ashley architects**  
 100a Moor Street, Birmingham B3 3NF  
 0121 206 7400  
 www.robinaa.co.uk

**PROJECT**  
 A1/A2/A3 use and 6 apartments  
 No 2 Bedford Road, Reading

**DRAWING**  
 Axonometric view #5

**CLIENT**  
 JR Properties

**ISSUED FOR**  
 Approval

**DRAWN BY** DUJ **CHECKED BY** [ ] **DATE** 24/03/2026

**PROJECT NUMBER** 15-035 **SCALE (if A1)** [ ]

**DRAWING NUMBER** 334 **REV** E

This drawing has been produced using Autodesk Revit and it is important to ensure that it has been reproduced to full size and scale. By checking that the scale bar in the title block measures 125mm correct. Taking this into account, this drawing may be scaled only for the purposes of printing and not for any other use. All dimensions are to be checked on site - any queries should go to carrying work out. This drawing may be used only for the purposes for which it is issued.

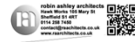
robin ashley architects LLP  
 registered in England - number 02313 451

**MADE IN SHEFFIELD**

# 3D View #6



axo 6



PROJECT  
A1/A2/A3 use and 6 apartments  
No 2 Bedford Road, Reading

CLIENT  
JR Properties

DATE  
24/03/2026

SCALE (IF ANY)  
1:500

335

E

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01 July 2026



Reading

Borough Council

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Working better with you

<b>Title</b>	<b>PLANNING APPLICATION REPORT</b>
<b>Ward</b>	Abbey
<b>Planning Application Reference:</b>	PL/26/0603
<b>Site Address:</b>	St Marys House, 66-68 St Marys Butts and 75-77 Broad Street, Reading, RG1 2LG
<b>Proposed Development</b>	Change of use of first to third floors from office (Class E) to provide serviced apartments (Class C1). Addition of fourth floor to provide serviced apartments (Class C1) and various associated alterations.
<b>Applicant</b>	Mr V Goldstein
<b>Report author</b>	Jonathan Markwell, Principal Planning Officer
<b>Deadline:</b>	Originally 02/07/2026, but an extension of time has been agreed with the applicant until 23/07/2026.
<b>Recommendations</b>	Delegate to the Assistant Director for Planning, Transport and Public Protection Services (AD PTPPS) to (i) GRANT full planning permission subject to the satisfactory completion of a Section 106 legal agreement and delegate to the AD PTPPS to make such minor changes to the conditions, Heads of Terms and details of the legal agreement as may be reasonably required to issue the permission or (ii) to REFUSE permission should the Section 106 legal agreement not be completed by 23 <sup>rd</sup> July 2026 (unless the AD PTPPS agrees to a later date for completion of the legal agreement).
<b>S106 Terms</b>	<ul style="list-style-type: none"> <li>• Securing the Class C1 serviced apartments use:               <ul style="list-style-type: none"> <li>- Serviced apartment Use (Class C1) only and for no other purpose (including any other purpose in the same Use Class of the Schedule to the Town &amp; Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification – (for example as a hotel (Class C1), self-contained residential units (Class C3), small/large houses in multiple occupation (Class C4 or Sui Generis) or co-living (Sui Generis)</li> <li>- not to let or licence for occupation or permit or suffer occupation of any of the serviced apartment units for a continuous period of more than 3 months to the same occupier or occupiers</li> <li>- other than those customers staying in accordance with the above, not to let or licence for occupation or permit or suffer occupation of any serviced apartment unit for a continuous period for more than 3 months to the same customer or customers</li> <li>- not to require customers of any serviced apartment unit to agree to any minimum period of occupation (of whatever duration)</li> <li>- to provide to the Council within 14 days of written request evidence regarding the use or occupation of the serviced apartment units or any of them</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• Employment, Skills and Training - The production, implementation and monitoring of an Employment and Skills Plan (ESP) for both the construction and end use phases of the development. or, in the event that the developer chooses not to provide the ESP themselves, financial contribution commuted sums for the two phases, calculated using the Employment, Skills and Training SPD 2013 formula, will be secured in lieu of an ESP.</li> <li>• Contribution towards monitoring costs plus a separate commitment to pay the Council's reasonable legal costs in connection with the proposed S106 Agreement, to be payable whether or not the Agreement is completed.</li> <li>• Any unexpended contributions to be repaid within ten years beginning with the start of the Financial Year after the final obligation payment for each obligation is received. In accordance with Policy CC9.</li> <li>• Indexation - All financial contributions to be index-linked from date of permission unless expressly stated otherwise.</li> </ul>
<p><b>Conditions</b></p>	<ol style="list-style-type: none"> <li>1. Time Limit for implementation – 3 years.</li> <li>2. Approved plans.</li> <li>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.</li> <li>4. * Pre-commencement Construction Method Statement (also including Environmental Protection measures)</li> <li>5. Vehicle Parking provided as shown prior to first occupation (compliance condition)</li> <li>6. Cycle Parking provided as shown prior to first occupation (compliance condition)</li> <li>7. Refuse, recycling and food waste bins and storage provided as shown prior to first occupation (compliance condition)</li> <li>8. Pre-occupation submission and approval of measures to prevent pests and vermin accessing bin stores</li> <li>9. *Pre-commencement internal noise mitigation scheme</li> <li>10. Demolition/ Construction hours of works (compliance condition)</li> <li>11. Noise mitigation scheme provided as specified prior to first occupation (compliance condition)</li> <li>12. *Pre-commencement site access and security strategy</li> <li>13. * Pre-commencement submission and approval of an interim BREEAM Certificate demonstrating a minimum BREEAM 'Very Good' rating</li> <li>14. Pre-occupation submission and approval of a final BREEAM Certificate demonstrating a minimum BREEAM 'Very Good' rating</li> <li>15. Pre-occupation submission of green roof specification and maintenance details, with installation and the approved details to be provided prior to first occupation and subsequently retained and maintained.</li> <li>16. Pre-occupation submission of bird and bat box details, with installation and the approved details to be provided prior to first occupation and subsequently retained and maintained.</li> <li>17. Compliance condition stipulating a maximum of 41 serviced apartments, within the proposed Class C1 serviced apartment use, with no fewer than 2 accessible rooms.</li> <li>18. No flat roof area to be use as a balcony, roof garden or similar amenity area (compliance condition).</li> </ol>

	<p>19. Pre-occupation submission and approval of a waste management strategy for serviced apartment occupiers</p> <p>20. Pre-occupation submission and approval of a refuse and recycling collections, servicing and deliveries management plan</p>
<b>Informatives</b>	<p>1. Positive and Proactive Working – approval</p> <p>2. Pre-commencement conditions</p> <p>3. Highways damage and licence(s) needed</p> <p>4. S106 Legal Agreement</p> <p>5. Terms and conditions</p> <p>6. Building Regulations</p> <p>7. Complaints about construction</p> <p>8. Encroachment</p> <p>9. Potential requirement for separate advertisement consent</p> <p>10. Community Infrastructure Levy</p> <p>11. Parking Permits</p> <p>12. Thames Water Informatives</p> <p>13. Specific advice regarding level of information associated with spandrel panels as per condition 3.</p> <p>14. Specific advice regarding level of information associated with condition 12.</p> <p>15. Specific advice encouraging the applicant to provide active electric vehicle charging points with the on-site parking provision.</p>

## 1. Executive summary

- 1.1. Full planning permission is sought for the change of use of the upper floors and the creation of one additional storey at roof level to create a total of 41 serviced apartments, together with a series of associated alterations. The two ground floor units are not part of the proposals.
- 1.2. This application is similar to the separate permission PL/24/1593, as granted on 12/06/2025 for 37 serviced apartments at the site, which remains extant and unimplemented. The internal layout of the newly-created space at fourth floor level has been remodelled to provide three further units, while an on-site amenity space has been reduced at first floor level to provide one additional unit, thereby meaning an overall increase of four serviced apartments in this proposal. In addition, the applicant has shown provision for glass recycling from the site in this proposal. These represent the only changes to the extant permission.
- 1.3. The loss of the existing upper floor use and the principle of the proposed serviced apartment use in this Central Reading location is considered acceptable, with the serviced apartments being controlled for short-term use only via legal agreement. In terms of design and heritage matters, the proposed works are supported and considered appropriate on this prominent crossroads location. Although the proposals represent an increasing intensity of development over that already approved, an overall good standard of accommodation would still be provided for future guests, while not significantly impacting the amenity of neighbouring occupiers or users either. In overall terms the proposals are supported, subject to the completion of a legal agreement and a series of planning conditions.

## 2. Introduction and site description

- 2.1. Please see the Introduction and Site Description sections of the PL/24/1593 application, included as Appendix 2 to this report. This remains unchanged, barring that based on an officer site visit on 19/05/2026 the second floor of the existing building is now vacant.

## 3. The proposal

- 3.1. Full planning permission is sought for the change of use of the first to third floors from office (use Class E) to 32 serviced apartments (Class C1). In addition, it is also proposed to erect a fourth floor roof extension to provide 9 further serviced apartments, resulting in

a grand total of 41 serviced apartments being proposed. The fourth floor addition takes the form of a mansard roof extension with dormer on the Broad Street and St Mary's Butts frontages, with a straight vertical extension with conventional windows on the rear (east) elevation. To clarify, the two ground floor commercial shop units do not form any part of the proposed development works.

- 3.2. The differences between this proposal and extant permission PL/24/1593 are that one additional apartment is proposed at first floor level (10 rather than 9), and three additional units are proposed at fourth floor level (9 rather than 6). The provision of glass recycling from the site is also now proposed. In all other respects the proposals are identical to the extant permission, as referenced at section 3 of the officer report included at Appendix 2.
- 3.3. This application has been submitted as a separate application for full planning permission. It has not been procedurally possible for the application to be pursued via a Section 73 variation of condition application, given the description of development on PL/24/1593 specifically references the number of serviced apartments. Following the well-established Case Law of the Finney ruling, a Section 73 application cannot alter a description of development. Hence, the applicant has submitted a completely fresh application. Whilst this application is being judged on its own merits, the committee report for application PL/24/1593 is included as Appendix 2 and the decision notice is Appendix 3, with the Appraisal below referencing the previous report at various points and focusing on elements which are changing in this instance.
- 3.4. The applicant has explained the rationale for the changes within the Addendum Design and Access Statement, as follows:

*These amendments are driven by end user requirements and advice:*

- *A minimum of 40 units required for efficiency.*
- *The small amenity space is not required.*
- *The larger units consented at fourth floor were too large and therefore replacement of these with a greater number of smaller units would be preferred.*



*Proposed visualisations of the application site from West St (left) & St Mary's Butts (right)*

- 3.5. The plans and documents submitted with this application are detailed at Appendix 1.

#### **4. Planning history**

- 4.1. Please see the Planning history section of the PL/24/1593 application, included as Appendix 2 to this report. This remains unchanged, barring:

- PL/24/1593 - Change of use of first to third floors from office (Class E) to 31 serviced apartments (Class C1), erection of a fourth storey comprising 6 serviced apartments (Class C1) and various associated alterations. Granted following completion of s106 legal agreement 12/06/2025.

- 4.2. The decision notice in respect of the above is included at Appendix 3 of this report.

#### **5. Consultations**

- 5.1. RBC Transport – Despite the increase in the number of serviced apartments, the proposals continue to be acceptable in terms of on-site vehicular parking and cycle parking without any changes being proposed. This is essentially a car-free development with visitors/guests being able to rent the six available spaces (on-site parking is reducing from 16 to 10 spaces, with four allocated for the retained ground floor uses and six for the operational needs of the proposed serviced apartments' use). There is no requirement for cycle parking as part of a serviced apartment use, so the four Sheffield stands proposed are welcomed.
- 5.2. The same conditions / informatives referenced at section 5.1 of Appendix 2 are recommended in this case too.
- 5.3. RBC Conservation Officer - concludes that there is no harm to the settings of heritage assets in the surrounding area, including St Mary's Butts/Castle Street Conservation Area, in the context of previous comments for PL/24/1593 (see section 5.2 at Appendix 2).
- 5.4. RBC Environmental Protection – confirms that the air quality assessment is satisfactory, as is the noise assessment subject to further detail regarding the mechanical ventilation being secured via condition. This will also confirm details of the proposed insulation between ground and first floor.
- 5.5. In terms of servicing arrangements, it is unlikely that the storage of bins in the wider service yard (outside of the red line boundary) will be permitted, so more details concerning the proposed arrangements, together with measures to prevent pests and vermin accessing the bin store(s), will be required. More specifically, there are a series of on-going issues regarding the servicing of the wider St Mary's Butts service area (outside of the red line boundary), so the storage of additional bins within that area as part of this application is unlikely, meaning the collection of waste and servicing should take place within the red line boundary of the site.
- 5.6. RBC Waste Services – Serviced apartments would not be entitled to the Council's standard household waste collection service and would need to implement waste collections through a commercial waste contractor. Nevertheless, Simpler Recycling legislation relating to mandatory separation of waste still applies. It is welcomed that an updated plan was submitted during the application which shows separate dry recyclable materials, food waste, non-recyclable waste and glass.
- 5.7. A written refuse strategy document confirming how frequently the proposed number of bins will be collected for each waste type is required. This will also need to detail the strategy for the collection of bins from the proposed bin store site. It is unlikely that a standard refuse collection vehicle would be able to enter this rear service yard directly, due to the narrow access way from the wider St Mary's Butts service yard. As the wider service yard falls outside the boundary line of this development, and separate RBC Environmental Protection comments guard against utilising this area, details of the proposed arrangements will need to be provided and agreed prior to first occupation via condition.
- 5.8. Details will need to include the permitted vehicles, a swept path assessment of the permitted vehicles accessing the site for collections (to ensure the vehicles can access the site) and information confirming the frequency of collections. The onus will be on the applicant to demonstrate the above, to prevent the wider service yard being used for the storage and collection of waste. That wider area will instead solely provide access to the application site. Owing to the complexities of the context, it is considered a detailed strategy will be required to be provided.
- 5.9. GS Ecology (RBC's ecology consultants) – no objections subject to the provision of bird and bat box provision and a green roof via condition, as per the previous permission, to provide on-site ecological enhancements.
- 5.10. RBC Building Control – No response received.

- 5.11. RBC CCTV / Community Safety – Indicated no issue with the proposal, but queried whether there would be disruption to a nearby camera during the construction phase; the agent subsequently confirmed that there would not be.
- 5.12. Reading's Economic and Destination Agency (REDA) – No response received.
- 5.13. Designing Out Crime Officer at Thames Valley Police – The changes to the scheme are limited in relation to designing out crime. However, the amendments to the first floor now mean that the reception area is not partitioned off from the rooms on that floor. This now makes access controls more difficult as residents should only have access to reception and their own floor. At the very least, access controls will be necessary on the door to reception from the stairwell for when no staff are present (in addition to access controlled doors at entrance points into the building).
- 5.14. It is requested that a similarly worded condition, to the site access and security strategy condition as part of PL/24/1593, is added to any new permission for this current application.
- 5.15. Royal Berkshire Fire and Rescue Service - advise that at this stage there is no duty placed upon the Fire Authority to make any comment relative to the application. It is advised to be aware of the Berkshire Act 1986, in particular regarding means of access for the fire service. No comments in the response must be taken as formal approval by the Fire Authority.
- 5.16. Thames Water - raise no objections to the proposals and have provided a series of comments in relate to both waste and water matters. This includes no objection with regard to foul water network capacity, surface water network capacity, the water network and water treatment infrastructure capacity matters, subject to informatives being included on any future decision notice.
- 5.17. Public Consultation – Three site notices were erected around the site on 13/05/2026, expiring on 04/06/2026. No responses have been received.
- 5.18. Local Groups - Reading Conservation Area Advisory Committee (CAAC) has provided no response to a formal consultation.

## **6. Legal context**

- 6.1. Section 16(2) and 66(1) 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.
- 6.2. 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.
- 6.3. 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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).
- 6.4. In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).
- 6.5. Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:
- 6.6 NPPF December 2024 (as amended February 2025)

- 2. Achieving sustainable development
  - 4. Decision-making
  - 6. Building a strong, competitive economy
  - 7. Ensuring the vitality of town centres
  - 8. Promoting healthy and safe communities
  - 9. Promoting sustainable transport
  - 11. Making effective use of land
  - 12. Achieving well-designed places
  - 15. Conserving and enhancing the natural environment
  - 16. Conserving and enhancing the historic environment
- 6.7 National Planning Practice Guidance (2014 onwards)
- 6.8 Reading Borough Local Plan 2019
- CC1: Presumption in Favour of Sustainable Development
  - CC2: Sustainable Design and Construction
  - CC3: Adaptation to Climate Change
  - CC5: Waste Minimisation and Storage
  - CC6: Accessibility and the Intensity of Development
  - CC7: Design and the Public Realm
  - CC8: Safeguarding Amenity
  - CC9: Securing Infrastructure
  - EN1: Protection and Enhancement of the Historic Environment
  - EN3: Enhancement of Conservation Areas
  - EN5: Protection of Significant Views with Heritage Interest
  - EN6: New Development in a Historic Context
  - EN9: Provision of Open Space
  - EN10: Access to Open Space
  - EN12: Biodiversity and the Green Network
  - EN14: Trees, Hedges and Woodland
  - EN15: Air Quality
  - EN16: Pollution and Water Resources
  - EN17: Noise Generating Equipment
  - EM3: Loss of Employment Land
  - TR1: Achieving the Transport Strategy
  - TR3: Access, Traffic and Highway-Related Matters
  - TR4: Cycle Routes and Facilities
  - TR5: Car and Cycle Parking and Electric Vehicle Charging
  - RL1: Network and Hierarchy of Centres
  - RL2: Scale and Location of Retail, Leisure and Culture Development
  - CR1: Definition of Central Reading
  - CR2: Design in Central Reading
  - CR3: Public Realm in Central Reading
  - CR4: Leisure, Culture and Tourism in Central Reading
  - CR6: Living in Central Reading
  - CR7: Primary Frontage in Central Reading
- 6.9 Reading Borough Council Supplementary Planning Documents  
Topics
- Employment, Skills and Training (2013)
  - Revised Parking Standards and Design (2011)
  - Planning Obligations under Section 106 (2015)
  - Sustainable Design and Construction (2019)
- Sites:
- Minster Quarter Area Development Framework (2018)
- 6.10 Other relevant documentation

Reading Borough Local Plan Pre-Submission Draft Partial Update, November 2024  
St Mary's Butts / Castle Street Conservation Area Appraisal (2008)  
Reading Borough Council Tree Strategy (2021)  
Reading Biodiversity Action Plan (2021)  
Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking (Historic England, 2015)  
Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) The Setting of Heritage Assets (Historic England, 2017)

6.11 Local Plan Update

6.12 The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A pre-submission draft was submitted to the Secretary of State on the 9th of May 2025 and is currently at examination.

6.13 Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become "out of date" when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

6.14 Officer advice in respect of the Local Plan policies pertinent to this application listed above is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the appraisal below and are not considered to be 'out of date'.

## **7. Appraisal**

7.1. The main considerations relevant to the determination of this application are considered to be:

- i. Land use principles
- ii. Design & related matters: scale, massing, appearance and impact on heritage assets
- iii. Quality of accommodation for future occupiers/users
- iv. Amenity for nearby occupiers
- v. Transport and Highways
- vi. Sustainability
- vii. Ecology / Natural Environment
- viii. Other matters – legal agreement and conditions

7.2 i. Land use principles

7.3 Please refer to section 7i of the PL/24/1593 application report, which remains applicable. The only changes are that:

1) the existing second floor of the building is now vacant (it was previously still occupied), with this non-consequential to the assessment.

2) the recommended planning condition to secure the maximum number of serviced apartments at the site is proposed to change from 37 to 41, reflecting the updated number of serviced apartments proposed in this instance.

7.4 ii. Design & related matters: scale, massing, appearance and impact on heritage assets

7.5 There are no external changes to the current proposals, aside from the addition of a glass recycling bin in the rear servicing area. As such, the commentary at section 7ii of the PL/24/1593 committee report at Appendix 2 remains relevant and the conclusions are unchanged that the proposed works are considered appropriate from a design and heritage perspective, subject to material details being secured via condition.

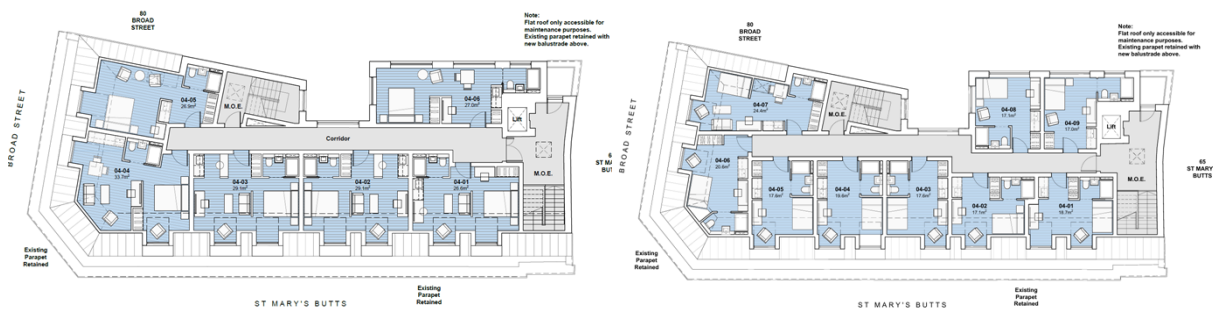
7.6 iii. Quality of accommodation for future occupiers/users

7.7 In comparison with the extant permission, the internal space has been reconfigured to create an additional four serviced apartments within the same sized building. On the first floor level, a previously approved amenity space for future guests has been omitted, with this now proposed to provide an additional serviced apartment, which is comparable in nature with those already approved. The applicant has explained that, "...the applicant's review of the market illustrates that the approved apartments include the necessary area for working and providing refreshments/sustenance whilst residing in the units". Officers consider that the non-inclusion of a dedicated amenity space does not compromise the overall quality of accommodation for future users. Whilst the Designing Out Crime Officer at Thames Valley Police advises that access controls will become more difficult (see section 5 above), it would not be impossible to be integrated.



*PL/24/1593 approved first floor plan (left) and as now proposed (right)*

7.8 The second and third floor plans are unchanged. At fourth floor level the internal layout has been reconfigured, with 9 serviced apartments now proposed instead of the approved 6. The proposed units all benefit from suitable outlook and are regularly shaped, with the overall size of the units comparable with others on the lower floors. The proposed units are considered to provide a suitable standard of accommodation for future occupiers.



*PL/24/1593 approved fourth floor plan (left) and as now proposed (right)*

7.9 Externally, the inclusion of a glass recycling facility within the parking and servicing area within the site, as part of the overall on-site waste storage facilities, is welcomed and aligns with emerging requirements referenced by RBC Waste Services. The on-site physical provision of the waste store will be secured via a compliance condition. The measures to be put in place by the applicant to ensure future occupiers separate the different types of waste to be collected and arrangements for transferring the waste from individual units to the on-site waste store, as discussed when application PL/24/1593 was considered at Committee in March 2025, will also be secured via condition, should this permission be granted.

7.10 Moreover, during the course of this application there has been further discussions with the applicant regarding the collection of waste from the on-site waste storage area. In the

intervening time since the extant permission PL/24/1593 was considered at Planning Applications Committee in March 2025, there have been some on-going issues in relation to the wider service yard (located outside of the red line boundary), as alluded to in the RBC Environmental Protection and RBC Waste Services consultation responses referenced at section 5 above. In summary, RBC Environmental Protection wish to ensure that no further bins are stored or collected from the wider servicing area, meaning that collections will need to take place solely from within the red line application site boundary. RBC Waste Services advise that a bespoke arrangement with a private contractor will therefore be required, owing to the narrow access into the on-site servicing area meaning conventional collection vehicles will not be able to physically access the site.



*Extract of the red line boundary of the application site and the relationship with the wider service area to the south-east of the red line boundary*

- 7.11 The applicant has indicated a willingness for a small-vehicle private collection arrangement operating wholly to and within the red line boundary to be provided. Such an arrangement will mean waste can be collected without any reliance on storing or presenting bins in the wider St Mary's Butts servicing area. As well as waste collection, similar issues could also arise in relation to the general servicing and deliveries to the site. Accordingly, a new condition (in light of the issues which have come to light since the extant permission) is recommended, which secures a management plan in these respects. In relation to refuse and recycling collections, specific elements secured will include vehicle details, swept path analysis and frequency details, all aimed at ensuring these facilities function effectively for the benefit of future occupiers.
- 7.12 In all other respects the current proposals are comparable with the extant permission PL/24/1593, with the same conclusion reached in this instance as was the case at section 7iii of the report at Appendix 2.
- 7.13 iv. Amenity for nearby occupiers
- 7.14 The appraisal at section 7iv of the PL/24/1593 committee report at Appendix 2 remains wholly relevant and unchanged based on the changes now proposed as part of this application. Subject to a series of conditions, the proposals are considered to be acceptable in these regards. In particular, the waste and servicing elements referenced above in the quality of accommodation section will also protect the amenity of nearby existing occupiers too, by virtue of this being managed satisfactorily.
- 7.15 v. Transport and Highways
- 7.16 RBC Transport are satisfied with the proposals subject to conditions, as per section 5 of this report and the corresponding sections of the PL/24/1593 committee report at

Appendix 2. The only on-site difference in this application is the inclusion of a specific bin storage space for glass, as shown in the comparative extracts of the block plan below.



*PL/24/1593 approved site block plan (left) and as now proposed (right)*

#### 7.17 vi. Sustainability

7.18 An updated BREEAM pre-assessment report has been submitted. The overall conclusion is as per the previous application report, with it shown that the scheme can achieve a 'Very Good' BREEAM rating and could possibly achieve an 'Excellent' rating if possible credits are achieved. Consistent with section 7 vi. of the PL/24/1593 report, the current proposals are considered acceptable, subject to the standard BREEAM conditions.

#### 7.19 vii. Ecology / Natural Environment

7.20 The proposals are unchanged in this regard, with the previous appraisal (section 7vii of Appendix 2) conditions secured as part of PL/24/1593 continuing to apply and be relevant, as recommended by GS Ecology at section 5 above.

#### 7.21 viii. Other matters – legal agreement and conditions

7.22 As per section 7viii of the PL/24/1593 committee report at Appendix 2, the Class C1 serviced apartment controls and an Employment and Skills Plan (ESP), covering the construction and end user phases, will be required to be secured via S106 Legal Agreement. The policy context and justification remains unaltered and these matters will be secured as part of this application. The obligations comply with the NPPF and CIL in that they 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.

7.23 Turning to consider pre-commencement planning conditions, in line with the NPPG these have been minimised to the construction method statement, the site access and security strategy, the external material details, the internal noise mitigation scheme and the interim BREEAM certificate. These conditions have been agreed with the applicant, as per section 100ZA(5) of the Town and Country Planning Act.

7.24 In relation to other condition-based matters, it is clarified that the recommended conditions and informatives align with those secured as part of the extant permission, with updates to the wording specified where relevant.

### 8. **Equality implications**

8.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 8.2. The key equalities protected characteristics include age, disability, sex, 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

## **9. Conclusion & planning balance**

- 9.1 As with all proposals considered by the Local Planning Authority, the application is required to be determined in accordance with the development plan unless material considerations indicate otherwise, as per Section 38(6) of the Planning and Compulsory Purchase Act 2004. In this instance the proposed benefits of the proposals, such as the design quality, suitable standard of accommodation, sustainability credentials and ecological enhancements all weigh in favour of the proposals. These benefits are considered to significantly outweigh any harmful impacts, such as the lack of outdoor amenity space for the future serviced apartments. It is considered that officers have applied a suitable planning balance when reaching this conclusion. As such, this application is recommended for approval, subject to the completion of a S106 legal agreement and conditions, as stated at the outset of this report.

## Appendix 1 – Plans and documents submitted with this application

1065-PL-001 Rev A - Site location plan  
1065-PL-010 Rev A - Existing Block Plan  
1065-PL-020 - Existing Basement Floor Plan  
1065-PL-021 - Existing Ground Floor Plan  
1065-PL-022 - Existing First Floor Plan  
1065-PL-023 Rev A - Existing Second Floor Plan  
1065-PL-026 - Existing Third Floor Plan  
1065-PL-024 - Existing Fourth Floor Plan  
1065-PL-025 - Existing Roof Plan  
1065-PL-030 - Existing Elevation 01 (west facing)  
1065-PL-031 - Existing Elevation 02 (north-west facing)  
1065-PL-032 - Existing Elevation 03 (north facing)  
1065-PL-033 - Existing Elevation 04 (east facing)  
1065-PL-034 - Existing Elevation 05 (south facing)  
1065-PL-035 – Existing Elevations 06-07  
1065-PL-036 Rev A - Existing Street Elevation 01 (St Mary's Butts)  
1065-PL-037 Rev A - Existing Street Elevation 02 (Broad Street)  
1065-PL-040 Rev B - Existing Section 01  
1065-PL-041 Rev B - Existing Section 02

1065-PL-120 - Proposed Basement Floor Plan  
1065-PL-121 Rev A - Proposed Ground Floor Plan  
1065-PL-122 Rev D - Proposed First Floor Plan  
1065-PL-123 Rev C - Proposed Second Floor Plan  
1065-PL-126 - Proposed Third Floor Plan  
1065-PL-124 Rev D - Proposed Fourth Floor Plan  
1065-PL-125 Rev A - Proposed Roof Plan  
1065-PL-130 Rev A - Proposed Elevation 01 (west facing)  
1065-PL-131 Rev A - Proposed Elevation 02 (north-west facing)  
1065-PL-132 Rev A - Proposed Elevation 03 (north facing)  
1065-PL-133 Rev A - Proposed Elevation 04 (east facing)  
1065-PL-134 Rev A - Proposed Elevation 05 (south facing)  
1065-PL-135 - Proposed Elevation 06-07 (rear part elevations)  
1065-PL-136 Rev A - Proposed Street Elevation 01 (St Mary's Butts)  
1065-PL-137 Rev A - Proposed Street Elevation 02 (Broad Street)  
1065-PL-140 Rev E - Proposed Section 01  
1065-PL-141 Rev C - Proposed Section 02  
As received 07/05/2025

1065-PL-150 Rev B – Proposed Cycle and Bin Store  
As received 10/06/2026

1065-PL-110 Rev D - Proposed Block Plan  
As received 16/06/2026

- Planning application form (including ownership certificate) Ref PP-14780328
- CIL form 1, CIL Additional Information
- Covering letter by Woolf Bond Planning Ref GR/TR/8532 dated 07/05/2026
- Air Quality Assessment by SLR Ref 416.065616.00001 Revision 3.0 dated 17/04/2026
- Heritage, Townscape and Visual Impact Assessment by Turley, Ref 01454, dated April 2026
- Transport Statement by Peter Evans Partnership dated April 2026
- Technical Note: Ecology, by Aae Environmental Consultants Ref 243297 dated April 2026
- Planning Statement by Woolf Bond Planning Ref GR/8532 dated May 2026
  
- BREEAM Accredited Professional Stage 2/3 Sustainability & Pre-assessment Report by The PES, dated 08/04/2026

- St Mary's House, Reading Design & Access Statement by Rutter Architects, Ref RA-1065-PL-Feb 25 – Rev B
  - St Mary's House, Reading Design & Access Statement Addendum by Rutter Architects, Ref RA-1065-PL-Mar 26 – Rev A
  - CIL Area Calculations Rev B – Existing by Rutter Architects
  - CIL Area Calculations Rev B – Proposed by Rutter Architects
  - Noise Impact Assessment by KR Associates (UK) Ltd, Ref KR07645 Version 1.6 dated 21/04/2026
  - 1065-PL Rev C – PL - Schedule of Accommodation.
- Email from Woolf Bond Planning Ltd 'RE: St Mary's House, 66-68 St Mary's Butts, Reading (PL/26/0603)', dated and received 10/06/2026

On the subsequent pages are:

- Appendix 2 – Planning Officer Committee Report for application PL/24/1593
- Appendix 3 – Decision Notice for application PL/24/1593

05 March 2025



**Reading**  
Borough Council  
Working better with you

<b>Title</b>	<b>PLANNING APPLICATION REPORT</b>
<b>Ward</b>	Abbey
<b>Planning Application Reference:</b>	PL/24/1593
<b>Site Address:</b>	St Mary's House, 66-68 St Mary's Butts, Reading, RG1 2LG
<b>Proposed Development</b>	Change of use of first to third floors from office (Class E) to 31 serviced apartments (Class C1), erection of a fourth storey comprising 6 serviced apartments (Class C1) and various associated alterations.
<b>Applicant</b>	Mr V Goldstein
<b>Report author</b>	Jonathan Markwell, Principal Planning Officer
<b>Deadline:</b>	Originally 7 <sup>th</sup> March 2025, but an extension of time has been agreed with the applicant until 4 <sup>th</sup> April 2025
<b>Recommendation</b>	Delegate to the Assistant Director for Planning, Transport and Public Protection Services (AD PTPPS) to (i) GRANT full planning permission subject to the satisfactory completion of a Section 106 legal agreement and delegate to the AD PTPPS to make such minor changes to the conditions, Heads of Terms and details of the legal agreement as may be reasonably required to issue the permission or (ii) to REFUSE permission should the Section 106 legal agreement not be completed by the 4 <sup>th</sup> April 2025 (unless the AD PTPPS agrees to a later date for completion of the legal agreement).
<b>S106 Terms</b>	<ul style="list-style-type: none"> <li>• <b>Securing the Class C1 serviced apartments use:</b> <ul style="list-style-type: none"> <li>- Serviced apartment Use (Class C1) only and for no other purpose (including any other purpose in the same Use Class of the Schedule to the Town &amp; Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification – (for example as a hotel (Class C1), self-contained residential units (Class C3), small/large houses in multiple occupation (Class C4 or Sui Generis) or co-living (Sui Generis)</li> <li>- not to let or licence for occupation or permit or suffer occupation of any of the serviced apartment units for a continuous period of more than 3 months to the same occupier or occupiers</li> <li>- other than those customers staying in accordance with the above, not to let or licence for occupation or permit or suffer occupation of any serviced apartment unit for a continuous period for more than 3 months to the same customer or customers</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>- not to require customers of any serviced apartment unit to agree to any minimum period of occupation (of whatever duration)</li> <li>- to provide to the Council within 14 days of written request evidence regarding the use or occupation of the serviced apartment units or any of them</li> <li>• <b>Employment, Skills and Training</b> <ul style="list-style-type: none"> <li>- The production, implementation and monitoring of an Employment and Skills Plan (ESP) for both the construction and end use phases of the development. <u>or</u>, in the event that the developer chooses not to provide the ESP themselves, financial contribution commuted sums for the two phases, calculated using the Employment, Skills and Training SPD 2013 formula, will be secured in lieu of an ESP.</li> </ul> </li> <li>• Contribution towards <b>monitoring costs</b> plus a separate commitment to pay the Council's reasonable legal costs in connection with the proposed S106 Agreement, to be payable whether or not the Agreement is completed.</li> <li>• Any unexpended contributions to be repaid within ten years beginning with the start of the Financial Year after the final obligation payment for each obligation is received. In accordance with Policy CC9 .</li> <li>• Indexation - All financial contributions to be index-linked from date of permission unless expressly stated otherwise.</li> </ul>
<p><b>Conditions</b></p>	<ol style="list-style-type: none"> <li>1. Time Limit for implementation – 3 years.</li> <li>2. Approved plans.</li> <li>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.</li> <li>4. * Pre-commencement Construction Method Statement (also including Environmental Protection measures)</li> <li>5. Vehicle Parking provided as shown prior to first occupation (compliance condition)</li> <li>6. Cycle Parking provided as shown prior to first occupation (compliance condition)</li> <li>7. Refuse, recycling and food waste bins and storage provided as shown prior to first occupation (compliance condition)</li> <li>8. Pre-occupation submission and approval of measures to prevent pests and vermin accessing bin stores</li> <li>9. *Pre-commencement internal noise mitigation scheme</li> <li>10. Demolition/ Construction hours of works (compliance condition)</li> <li>11. Noise mitigation scheme provided as specified prior to first occupation (compliance condition)</li> <li>12. *Pre-commencement site access and security strategy</li> <li>13. * Pre-commencement submission and approval of an interim BREEAM Certificate demonstrating a minimum BREEAM 'Very Good' rating</li> <li>14. Pre-occupation submission and approval of a final BREEAM Certificate demonstrating a minimum BREEAM 'Very Good' rating</li> <li>15. Pre-occupation submission of green roof specification and maintenance details, with installation and the approved details to be provided prior to first occupation and subsequently retained and maintained.</li> </ol>

	<p>16. Pre-occupation submission of bird and bat box details, with installation and the approved details to be provided prior to first occupation and subsequently retained and maintained.</p> <p>17. Compliance condition stipulating a maximum of 37 serviced apartments, within the proposed Class C1 serviced apartment use, with no fewer than 2 accessible rooms.</p> <p>18. No flat roof area to be use as a balcony, roof garden or similar amenity area (compliance condition).</p>
<b>Informatives</b>	<ol style="list-style-type: none"> <li>1. Positive and Proactive Working – approval</li> <li>2. Pre-commencement conditions</li> <li>3. Highways</li> <li>4. S106 Legal Agreement</li> <li>5. Terms and conditions</li> <li>6. Building Regulations</li> <li>7. Complaints about construction</li> <li>8. Encroachment</li> <li>10. Community Infrastructure Levy</li> <li>11. Parking Permits</li> <li>12. Thames Water Informatives</li> <li>13. Specific advice regarding level of information associated with spandrel panels as per condition 3</li> </ol>

## 1. Executive summary

- 1.1. Full planning permission is sought for the change of use of the upper floors and the creation of one additional storey at roof level to create a total of 37 serviced apartments, together with a series of associated alterations. The two ground floor units are not part of the proposals. The loss of the existing upper floor use and the principle of the proposed serviced apartment use in this Central Reading location is considered acceptable, with the serviced apartments being controlled for short-term use only via legal agreement. In terms of design and heritage matters, the proposed works are supported and considered appropriate on this prominent crossroad location, aided by some refinements at application stage following input from the Reading Design Review Panel. An overall good standard of accommodation would be provided for future guests, while not significantly impacting the amenity of neighbouring occupiers or users either. In overall terms the proposals are supported, subject to the completion of a legal agreement and a series of planning conditions.

## 2. Introduction and site description

- 2.1. The application site is located on the corner of St Mary's Butts (eastern side) and Broad Street (southern side), at the prominent crossroads of Oxford Road, Broad Street, St Mary's Butts and West Street within the town centre (see Figure 1 below). The application site building is basement and four storeys in height as existing, with a rooftop plant room. There are two basement and ground floor level commercial units (Class E – Caffé Nero and Cancer Research UK), the entrances to which are on Broad Street. These units are designated primary frontages in Central Reading, as per Policy CR7 of the Local Plan. The upper floors are in use as offices, accessed from a separate entrance on St. Mary's Butts. The first floor is occupied by Reed Recruitment Agency, the second floor by Agility and the third floor is vacant. To the rear (east) of the site is a hard-surfaced parking and servicing area accessed from the south. This comprises 16 car parking spaces and bin storage, with the Transport Statement specifying that 2 parking spaces are allocated to Caffé Nero, 4 to Reed, 3 to Agility and the remaining 7 are unallocated. The servicing area within the site is enclosed by a security gate, beyond which is a wider servicing area

utilised by a series of premises on both Broad Street and St Mary's Butts. This wider servicing area is in the process of being upgraded with its own security gates, with vehicular access to this space off St Mary's Butts, adjacent to the Church of St Mary's.

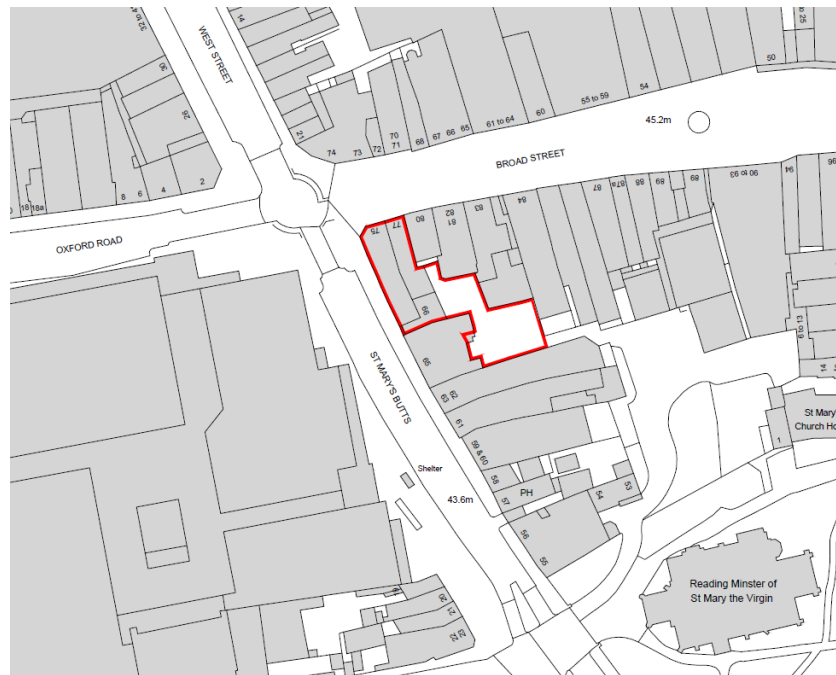


Figure 1 - Extract of the site location plan submitted with the application

- 2.2. The original building has been re-clad at upper floors in the past decade (see section 4 for details), to create a more contemporary style of building. The building is prominent in its setting given its position in the streetscape (see Figure 2 below). The buildings on this crossroads vary in age, style and design quality, with the south-west corner of the crossroads opposite the site featuring the squarer Metrobank unit, part of Broad Street Mall. The application site building currently stands one storey higher than the three storey buildings directly to the east on Broad Street and south on St. Mary's Butts.



Figure 2 – Present view showing both the Broad St & St Mary's Butts frontages

- 2.3. The site is surrounded by buildings which similarly comprise retail/commercial uses such as restaurants, shops and cafés at ground floor level with a variety of uses (storage, office and residential) above, although many of these buildings are more traditional in appearance, particularly directly to the south along St. Mary's Butts and to the east along Broad Street.
- 2.4. Based on the Local Plan policies, as adopted in November 2019, it is first clarified that the application site is not specifically allocated for development within the local plan. The site is not part of a site allocation as part of the emerging Local Plan Partial Update either.

Whilst the site is not within a conservation area (nor is it a listed building), the St Mary's Butts/Castle Street Conservation Area is further to the south of the site (27m away at its closest point – see Figure 3 below), along with a cluster of Listed Buildings, most notably the landmark Grade I Listed Church of St Mary's in St Mary's Butts (shown below). To the north of the site nearby Greyfriars Church is Grade I listed too, while on Broad Street to the east of the site No's 67, 68, the Congregational Church (currently occupied by Waterstones bookshop), 89 & 89a are all Grade II listed. In addition, No's 85-88 Broad Street, to the east of the site, are locally listed.



Figure 3 - Extract from St Mary's Butts/Castle Street Conservation Area Appraisal, showing the proximity of the application site to the conservation area and various listed buildings (in red).

- 2.5. The site is within the Central Area of Reading, as defined by the Local Plan. It also sits within the Office Core, an Air Quality Management Area (AQMA) and is restricted by the Article 4 Direction removing the ability to convert Class E uses to residential through the prior approval process. St Mary's Butts is part of the classified highway network, while Broad Street is pedestrianised. From a transport perspective the area is well served by rail and bus links and also contains the largest proportion of public car parking spaces within the Borough. St Mary's Butts and the surrounding road network all have extensive parking restrictions that include time restricted access, operation of the Council's residential parking permit scheme, double yellow lines and red route restrictions, all preventing unauthorised on street parking. An aerial view of the site and surrounding area is shown below in Figure 4, with further aerial images provided in Appendix 2.

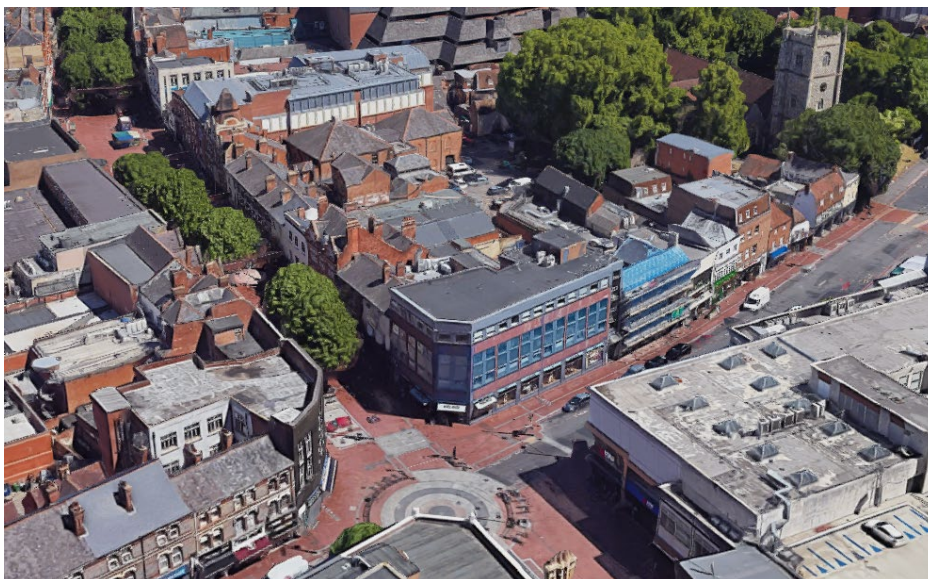


Figure 4 - Aerial view from Google Maps looking south-east

- 2.6. The application is being considered by the Planning Applications Committee as it involves the change of use of gross floorspace in excess of 1000sqm, which as per the scheme of delegation is required to be considered by the Committee.

### 3. The proposal

- 3.1. Full planning permission is sought for the change of use of the first to third floors from office (use Class E) to 31 serviced apartments (Class C1). In addition, it is also proposed to erect a fourth floor roof extension to provide 6 further serviced apartments, resulting in a grand total of 37 serviced apartments being proposed. The fourth floor addition takes the form of a mansard roof extension with dormer on the Broad Street and St Mary's Butts frontages, with a straight vertical extension with conventional windows on the rear (east) elevation. To clarify, the two ground floor units do not form any part of the proposed development works.

- 3.2. Within the glossary of the draft updated Local Plan November 2024, serviced apartments are defined as:

*A use falling between hotels and housing, providing basic facilities for self-sufficient living but also the amenities of a hotel, and let on short-term tenancies, often less than three months. Generally classed as C1 hotels for planning purposes.*

- 3.3. A series of associated alterations are also proposed, such as the inclusion of additional spandrel panels on the upper floors of the Broad Street and St Mary's Butts elevations and window/door changes on the eastern (rear) elevation. The existing third floor diamond shaped metal cladding is proposed to be changed to vertical standing seam metal cladding to provide consistency with the proposed additional storey material. At newly created roof level, an area of green roof is proposed. Within the rear parking area, it is proposed to reduce the number of car parking spaces from 16 to 10, to create space for a proposed cycle store (4 Sheffield Stands providing space for 8 cycles) and additional waste storage areas. The Transport Statement specifies that 2 spaces will continue to be used by Caffé Nero, 2 will be for the existing retail use and 6 spaces are proposed "for the operational needs and residents/guests of the serviced apartments". However, the statement then continues by stating, "In practice due to the rear access not being attractive to users especially at night these spaces would not be used by residents/guests". To clarify, both internally and externally the two commercial units at ground floor level remain unchanged in the proposals.
- 3.4. In floorspace terms, the proposals (according to information provided by the applicant) involves the change of use of 1022.5sqm (gross internal area) from Class E to Class C1, with the proposed roof extension creating an additional 250.4sqm (gross internal area) Class C1 floorspace. This, together with a breakdown of the proposed accommodation on a floor-by-floor basis, is stipulated below in Figure 5:

Floor	Existing GIA floorspace (in sqm)	Proposed GIA floorspace (in sqm)	Change in GIA floorspace (in sqm)	Number of serviced apartments
1 <sup>st</sup> floor	347.9	347.9	0	9
2 <sup>nd</sup> floor	337.3	337.3	0	11
3 <sup>rd</sup> floor	337.3	337.3	0	11
4 <sup>th</sup> floor	0	250.4	+ 250.4	6
Total	1022.5	1272.9	+ 250.4	37

Figure 5 – The existing/proposed floorspaces and number of units per floor

- 3.5. During the course of the application a series of revisions and additional information was submitted in order to address officer comments. A summary of the main changes incorporated since the original submission of the application are:

- Provision of a proposed green roof and lift overrun at roof level, rather than the originally submitted flat roof area not including any such features
  - Spandrel panel locations amended, with associated internal layout changes too
  - The existing third floor diamond shaped metal cladding is proposed to be changed to standing seam to provide consistency with the proposed additional storey material.
  - The dormer window widths have been reduced, cill height of the glazing reduced, chamfering of the dormer cheeks back towards the glazing and internal layouts adjusted accordingly.
  - An accessible ramp has been added to the rear entrance, with the provision of three accessible rooms indicated on the proposed plans.
  - Elevation plans associated with the cycle and bin store have been provided, together with the layout of the stores
  - A revised noise report has been submitted to address consultee comments.
- 3.6. In terms of the Community Infrastructure Levy (CIL), the applicant has submitted the necessary forms as part of the application. The provision of 250.4sqm of new-build Class C1 accommodation will generate a CIL payment of £46,063.58 (250.4 x the 2025 CIL rate of £183.96 for hotel accommodation). Given that the existing upper floors are still in use, it is likely that the liability will in practice be reduced to zero for these floors. This is on the basis of the building being in use for a continuous period of at least 6 months in the previous 36 months prior to a decision being issued. However, this will only be able to be confirmed once any planning permission has been issued.
- 3.7. The plans and documents submitted with this application are listed at Appendix 1 of this report.

#### **4. Planning history**

##### Application site

- 4.1. There have been numerous planning applications at this site in the past, many of which are not particularly relevant to the current proposals (e.g. various advertisements associated with the ground floor uses). Those considered to be relevant to the proposals are listed below:
- 4.2. PL/94/0606 - Change of use from (Class B1) offices to (Class A2) employment agency. Granted 17/11/1994.
- 4.3. PL/13/1550 - The replacement of the exterior skin and exterior single glazing units with new cladding and double glazed units to the active facades on St Mary's Butts and Broad Street, whilst retaining the interior skin and secondary glazing. Granted 06/01/2014.
- 4.4. PL/15/1901 - Non-material amendment following a grant of planning permission (131550) to increase the height of the junction between the flat lock zinc cladding and Alucobond cladding within the existing entryway up to a height of 4.19m (previous approved height of Alucobond cladding of 3.42m). Non-material amendment agreed 17/11/2015.
- 4.5. PL/21/1160 - Recladding of Broad Street and St Mary's Butts elevation. Certificate of Lawfulness Granted 21/09/2021.

##### Nearby to the application site

200-202 Broad Street (diagonally to the north-west of the application site)

- 4.6. PL/23/0330 - Erection of a two storey roof extension to create six flats, with cycle store and bin store at basement level. Alterations to shopfront, reduction of parapet to front elevation and insertion of nine windows to rear elevation. Current application under consideration by the local planning authority.

Broad Street Mall, Broad Street (to the west of the application site)

- 4.7. PL/24/0173 - Part-demolition of existing retail units, car park and service areas, demolition and rebuild of car park ramp, and construction of a residential-led, mixed-use development fronting Queens Walk and Dusseldorf Way, including all necessary enabling and alteration works required. Current application under consideration by the local planning authority.

## 5. Consultations

### 5.1. RBC Transport

- 5.1.1 In summary, there are no transport objections to the proposals subject to a number of conditions.

- 5.1.2 Considering parking matters, the site currently has 16 car parking spaces within the existing service courtyard. The proposals seek to reduce this provision to 10, with 4 allocated for use by the existing retail use and 6 for the operational needs of the proposed C1 use. In accordance with the Council's current parking standards and Design and SPD C1 (Hotels) would require 0.25 parking spaces per room, equating to 9 parking spaces. Given the site's highly sustainable location and extensive parking restrictions that operate in the area, the availability of short term on street parking and longer-term parking in the public car parks located nearby, a lower parking provision for the C1 use can be accepted in this instance. This is essentially a car free development, with visitors/guests being able to rent available spaces. Occupants of the serviced apartments would not be eligible to apply for resident or visitor permits; conditions to secure this are not considered necessary in this instance (with the short-term occupation being secured via legal agreement), so an informative will suffice to clarify this matter.

- 5.1.3 Turning to consider cycle parking, 4 Sheffield stands are proposed, which will provide 8 spaces in total. In accordance with the Council's current Parking Standards and Design SPD, a C1 use would require 1 cycle storage space per 6 staff, with none required for guests (owing to the nature of the use). The proposal therefore exceeds the SPD requirements, which in itself is welcomed and supported, with the cycle provision secured via condition.

- 5.1.4 With regard to servicing, the C1 use would be serviced via the existing courtyard. The ground floor Class E premises would continue to be serviced as existing, with loading bays also available on St Mary's Butts. Refuse storage is also located in the rear courtyard, with the proposal introducing an additional refuse area (through the removal of 6 car parking spaces), which is welcomed. The proposal does not change the existing commercial refuse or servicing arrangements which will continue to be collected by a private contractor from the rear and the front of the building. The C1/serviced apartments would be serviced in the same way by a private contractor from the rear of the site. The refuse store space will be secured via a compliance condition.

- 5.1.5 Given the site's location, a comprehensive Construction Method Statement (CMS) will be required, in order to protect amenity and highway safety. Any works affecting the highway would have to comply with the Borough's Guidance Notes for Activities on the Public Highway and works would need to be scheduled with the Council's Streetworks team prior to commencement on site. A CMS will therefore be secured via a pre-commencement condition.

### 5.2. RBC Conservation Officer

- 5.2.1 It is considered that the proposed massing of the new fourth floor has no substantial impact on the settings of heritage assets (listed buildings and conservation area). This is due to its set back position, height, mansard roof form, proportionate new openings and existing matching materials. It can be considered consistent in scale with the existing scale and character of the surrounding historic environment.

- 5.2.2 The works involving the spandrel panels would have a neutral impact on the settings of heritage assets, given the anticipated same materials and those being altered being vertically in-line with each other.

- 5.2.3 There is no impact on the historic environment from the proposed bin and cycle store, given its scale and location.
- 5.2.4 In overall terms there are no objections to the proposal, with the submitted Heritage Statement being satisfactory.
- 5.3. RBC Environmental Protection
- 5.3.1 It is confirmed that the submitted air quality assessment is acceptable and nothing further is required in this regard.
- 5.3.2 In terms of the noise assessment, the originally submitted noise assessment was largely considered acceptable, barring a lack of clarity as to precisely how the proposed mitigation for external noise met the criteria and the absence of consideration of noise transfer from the ground floor uses to the first floor. During the course of the application more information has been submitted, demonstrating in terms of external noise, the proposed mitigation can meet the Lowest Observed Adverse Effect Level (LOAEL), but the more stringent No Observed Effect Level (NOEL) is not proposed to be met. Environmental Protection would prefer for the NOEL standard to be met, but Planning Officers consider that the temporary serviced apartment use (rather than permanent residential accommodation) means flexibility can be applied in this specific instance. A condition will secure the mitigation measures specified within the report. In terms of insulation between the ground and first floors, the applicant proposes to use the Council's standard criterion, so there is agreement that this can be secured via the submission of further details prior to the commencement of the development. Accordingly, subject to these conditions, the proposals are acceptable from a noise perspective.
- 5.3.3 It is also considered necessary that the Council's standard environmental protection based conditions associated with the construction of the development, including hours of works, are secured to protect nearby amenity. For similar reasons, measures to prevent pests and vermin accessing bin stores are also required to be secured via condition too.
- 5.4. RBC Waste Services
- 5.4.1 Initial comments raised queries in relation to the number of existing and proposed bins and the arrangements for collection, within the context of the wider servicing area to the rear of Broad Street and St Mary's Butts at this point. Whilst the serviced apartments would not be entitled to the standard household waste collection service and would need to have a private commercial waste contract in place, there will still be a need to have space for separate collections of general waste, recycling and food waste. The dimensions of the store and number of bins would need to be indicated, so that the frequency of collection can be calculated.
- 5.4.2 In response, the applicant reiterated their intention for a private contractor to continue to collect waste from the site, with 2 x 1100L refuse, 2 x 1100L recycling and 1 x 180L food waste bins shown to be provided within an enclosed store within the parking area. The applicant has also confirmed that the precise arrangements for the collections will be agreed with the Waste Contractors, in conjunction with the serviced apartments on-site staff, thereby ensuring that the waste is moved to the correct location, collected, and then returned immediately to the appropriate storage area. RBC Waste Services are satisfied with the additional information submitted during the application and concur with the RBC Transport recommended condition (see section 5.1 above) for the store and provision of bins to be secured via a pre-occupation compliance condition.
- 5.5. GS Ecology (RBC's ecology consultants)
- 5.5.1 The ecology technical note (AAE, 2024) concludes that the proposals are unlikely to affect protected species and as such there would be no ecological objections to the plans. Habitats on site comprise entirely hardstanding and buildings. Given the existing site characteristics, the development is exempt from mandatory Biodiversity Net Gain, owing to the de-minimis exemption.

5.5.2 The technical note recommends bird and bat roosting boxes to be provided, which is positive. However, the submitted plans do not show where these will be located or any details. These details are therefore recommended to be secured via condition. In a related regard, there is considered to be scope for a blue/green roof to be provided as part of the development, with this potentially providing numerous ecological benefits. Again, such details can be secured via condition.

5.6. RBC Building Control

5.6.1 Comment that for the purposes of Building Regulations this would be treated as flats. The general layout is acceptable, subject to some minor tweaks. For example, sprinklers will be required to be installed throughout the building, as the top floor more than 11 m high. In addition, smoke ventilation to the common corridors will be required to be provided, necessitating a smoke outlet on the roof.

5.7. RBC CCTV / Community Safety

5.7.1 No objections raised, with the external changes not interfering with the current CCTV views of the area and no extra/new external lighting shown.

5.8. Reading's Economic and Destination Agency (REDA)

5.8.1 The proposed development of serviced apartments is part of a trend in small, flexible, short term let units in the town centre more suited to people visiting / staying on business, possibly for leisure purposes, that want a more self-contained alternative to a hotel. In REDA's 2023 Tourism Survey it was reported that there were 1.35 million nights spent by people in the area as a result of overnight trips; this would be a mixture of single and multiple nights and £121 million is generated by overnight trips.

5.8.2 Retaining offices in the town centre is important, but hybrid and a mix of home working is here to stay. In addition, so called 'older offices' have been replaced with new offices on other sites (for example, Station Hill) and offices such as St Marys House are less attractive as offices to investors.

5.8.3 As we lose office workers and office space in the town centre the replacement as hotel/ serviced apartment accommodation is a useful addition to the town centre and important to meet demand for visiting Reading for leisure and business purposes. It contributes to the local day and night time economy with additional spend in town centre hospitality, retail and leisure services, helping maintain the vibrancy of the town centre.

5.8.4 Operators of serviced apartments themselves are businesses so not classed as residential so contributes to the economic output of the Reading economy and business rates collected in Reading

5.8.5 REDA is happy to support this application and has no objection to its increase height by an additional storey. REDA recommends that a construction stage and end user ESP is secured via legal agreement. This can be secured on a flexible basis of either an 'on-site' ESP or financial contribution.

5.9. Reading Design Review Panel (DRP)

5.9.1 The proposals were considered by the Reading DRP on 16<sup>th</sup> January 2025. Below is a summary of the comments received:

- The mansard roof approach is generally supported and could be considered an improvement, helping to soften the existing 'top' of the building.
- Most of the Panel support the proposed dormers, although their width could be reduced to create a more elegant roofscape. Some panel members suggested rooflights instead of dormers.
- The hipped termination of the mansard roof on Broad Street was considered successful; query whether this could be replicated on St Mary's Butts

(currently terminates with a vertical mansard profile), to improve the overall appearance and reduce the impact on the neighbouring building.

- Suggestion for the existing upper storey to be reclad to match the other lower floors, so that only the new storey has a vertical metal standing seam finish.
- Additional glazed spandrel panels questioned, owing to the impact on the building's appearance at night. In addition, concerns about the 'new' spandrel panels not matching the existing visually, and the longevity of them if they are only treated internally.
- Some of the Panel suggested an alternative materiality for the panels should be considered. One suggestion was for insulated metal panels to match the roof and tie all storeys together, and bring practical and energy efficiencies too.
- Comment for any proposed mansafe, services or lift installations visible at roof level to be shown on the planning drawings.
- The Heritage Statement missed the opportunity to fully assess the impacts of the proposals upon Heritage Assets. A more positive impact may occur if the elevations are to be redesigned.

#### 5.10. Designing Out Crime Officer at Thames Valley Police

5.10.1 In the absence of information on security measures and arrangements for the proposed development, it is recommended that the applicant submits an Access and Security strategy. This could potentially be secured via condition. The strategy should include information relating to:

- on site staff/security personnel roles and responsibilities;
- access control measures for residents/guests and visitors;
- compartmentation of the building;
- the bin and cycle store area;
- provision for secure postage and deliveries to the site;
- location, number and type of CCTV cameras, informed by an Operational Requirements Study;
- the security specifications of all communal doorsets.

#### 5.11. Royal Berkshire Fire and Rescue Service

5.11.1 RBFRS advise that at this stage there is no duty placed upon the Fire Authority under legislation to make any comment relative to the application. The proposals have, however, been cursorily examined and in as much as would affect the planning application and appear to meet the basic principles of means of escape in case of fire.

5.11.2 Any structural fire precautions and all means of escape provision will have to satisfy Building Regulation requirement. These matters are administered by the local authority Building Control or approved inspectors. No comments made by the Fire Authority at this stage should be taken as formal approval that the plans conform to the requirements of current Guides or Codes of Practice for means of escape in case of fire.

#### 5.12. Thames Water

5.12.1 Thames Water advises with regard to surface water drainage that if the developer follows the sequential approach to the disposal of surface water no objection is raised.

5.12.2 Thames Water has confirmed no objection with regard to the waste water network, sewage treatment works infrastructure capacity matters, the water network and water

treatment infrastructure capacity matters, subject to informatives being included on any future decision notice.

### 5.13. Public Consultation

5.13.1 Three separate site notices were erected on 15/01/2025, expiring on 05/02/2025. A press notice was published on 23/01/2025, expiring on 13/02/2025. No responses have been received but any that are received will be reported to your meeting.

### 5.14. Local Groups

5.14.1 Reading Conservation Area Advisory Committee (CAAC) was formally consulted owing to the proximity of the site to the St Mary's Butts / Castle Street Conservation Area, but no response has been received at the time of writing.

## 6. **Legal context**

6.1. Section 16(2) and 66(1) 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.

6.2. 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.

6.3. 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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

6.4. In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

6.5. Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:

#### NPPF December 2024

- 2. Achieving sustainable development
- 4. Decision-making
- 6. Building a strong, competitive economy
- 7. Ensuring the vitality of town centres
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

National Planning Practice Guidance (2014 onwards)

#### Reading Borough Local Plan 2019

- CC1: Presumption in Favour of Sustainable Development
- CC2: Sustainable Design and Construction
- CC3: Adaptation to Climate Change
- CC5: Waste Minimisation and Storage

CC6: Accessibility and the Intensity of Development  
 CC7: Design and the Public Realm  
 CC8: Safeguarding Amenity  
 CC9: Securing Infrastructure  
 EN1: Protection and Enhancement of the Historic Environment  
 EN3: Enhancement of Conservation Areas  
 EN5: Protection of Significant Views with Heritage Interest  
 EN6: New Development in a Historic Context  
 EN9: Provision of Open Space  
 EN10: Access to Open Space  
 EN12: Biodiversity and the Green Network  
 EN14: Trees, Hedges and Woodland  
 EN15: Air Quality  
 EN16: Pollution and Water Resources  
 EN17: Noise Generating Equipment  
 EM3: Loss of Employment Land  
 TR1: Achieving the Transport Strategy  
 TR3: Access, Traffic and Highway-Related Matters  
 TR4: Cycle Routes and Facilities  
 TR5: Car and Cycle Parking and Electric Vehicle Charging  
 RL1: Network and Hierarchy of Centres  
 RL2: Scale and Location of Retail, Leisure and Culture Development  
 CR1: Definition of Central Reading  
 CR2: Design in Central Reading  
 CR3: Public Realm in Central Reading  
 CR4: Leisure, Culture and Tourism in Central Reading  
 CR6: Living in Central Reading  
 CR7: Primary Frontage in Central Reading

#### Reading Borough Council Supplementary Planning Documents

##### Topics

Employment, Skills and Training (2013)  
 Revised Parking Standards and Design (2011)  
 Planning Obligations under Section 106 (2015)  
 Sustainable Design and Construction (2019)

##### Sites

Minster Quarter Area Development Framework (2018)

#### Other relevant documentation

Reading Borough Local Plan Pre-Submission Draft Partial Update, November 2024  
 St Mary's Butts / Castle Street Conservation Area Appraisal (2008)  
 Reading Borough Council Tree Strategy (2021)  
 Reading Biodiversity Action Plan (2021)  
 Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking (Historic England, 2015)  
 Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) The Setting of Heritage Assets (Historic England, 2017)

#### Local Plan Update

- 6.6 The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5<sup>th</sup> November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft updated version of the Local Plan was published on 6<sup>th</sup> November 2024.
- 6.7 Although there is a five-year period for carrying out a review of a plan after it is adopted,

nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

- 6.8 Officer advice in respect of the Local Plan policies pertinent to these applications listed above is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’.

## 7. Appraisal

- 7.1. The main considerations relevant to the determination of this application are:
- i. Land use principles
  - ii. Design & related matters: scale, massing, appearance and impact on heritage assets
  - iii. Quality of accommodation for future occupiers/users
  - iv. Amenity for nearby occupiers
  - v. Transport and Highways
  - vi. Sustainability
  - vii. Ecology / Natural Environment
  - viii. Other matters – legal agreement and pre-commencement conditions
- i. Land use principles

- 7.2 The starting point for the assessment of these proposals are the land use principles. The proposals involve the loss of the upper floor Class E use (which, as per the planning history section above, relates to a 1994 permission for Class A2, now Class E (c) (ii) Professional services), totalling 1022.5sqm of gross internal floorspace at first to third floor level. Based on the officer site visit, the first and second floors are presently occupied, with the third floor vacant and stripped out internally (see Figure 6 below). The applicant has provided commentary in respect of Policy EM3 (Loss of Employment Land), which broadly applies in this instance, most notably (as per EM3v) advocating that the need for the proposed use is greater than the need for the retention of employment land and that (as per EM3iii) there is a surplus of a similarly sized/type of accommodation in Reading. In short, these points are accepted by officers in this specific instance.



Figure 6 - Internal photographs of the existing offices at second (left) and third (right) floor level.

- 7.3 Such proposals are also required to be considered in the context of the proposed serviced apartments (Class C1) use. Whilst there is no explicit adopted (2019) or emerging (draft updated) local plan policy specifically relating to serviced apartments, Policy RL1 (Network and hierarchy of Centres) acknowledges that Central Reading will see the greatest levels of development and change, Policy CR1 (Definition of Central Reading) recognises that other main town centre uses (such as serviced apartments) will take place in the Central Core (which the site is within), while Policy CR4 (Leisure, Culture and Tourism in Central Reading) encourages uses that would attract a wide range of people into the centre, which the proposed use would help facilitate. The overriding strategy for the Central Area, at paragraph 5.2.5 of the Local Plan, recognises a mix of uses across the central area. All of these policies and references weigh in favour of the proposed use, with such matters also referenced within the REDA consultation response (see section 5.8 above), which supports the proposed use.
- 7.4 In addition, adopted Policy CR6iv (and replicated in the emerging policy) does reference that where serviced apartments fall outside of a Class C3 use (as proposed in this instance), they will be located within the Central Core of the Borough. The proposals comply in this regard. Furthermore, the policy goes on to reference there being a requirement to restrict the duration of occupancy, with monitoring information regularly supplied. Accordingly, the serviced apartment use is recommended to be secured via s106 legal agreement for serviced apartment (within Class C1) use only, with maximum occupancy of no more than 3 months. Further obligations are proposed, including those in relation to monitoring, as stated in the Recommendation at the outset of this report. The applicant confirmed agreement to these matters prior to the validation of the application.
- 7.5 Amongst other matters, this robustly guards against the scheme being occupied for other uses (e.g. residential flats, as referenced in Policy CR6) without first applying for planning permission. In addition, a separate planning condition will secure there being a maximum of 37 serviced apartments at the site (as proposed), to prevent the possible future subdivision of units in the future, given the proposal has been assessed solely on the basis of the 37 units proposed. Accordingly, subject to the use being secured via legal agreement and the maximum number of units being managed through a planning condition, the principle of the proposed use is considered to be suitable. Moreover, this is considered to outweigh the loss of the existing use on the upper floors of the building. Therefore, in terms of land use principles, the proposed use is considered to be established.
- ii. Design & related matters: scale, massing, appearance and impact on heritage assets
- 7.6 Considering first the principle of a roof addition at the host building, whilst it is acknowledged that the existing top storey could already appear as a natural terminating point for the building, the recessive nature of the proposed mansard roof addition on the street frontages (set back 1.2m from the façade) means the proposal is considered to sit comfortably within the context of the host building and wider streetscene. The proposed massing has been tested in various short and long views from all directions (as shown below in Figures 7-11, with further viewpoints also provided in Appendix 2), with the additional massing not being overly discernible or harmful in either short or long views, assisted by the mansard form proposed. The principle of the additional storey is supported by both the RBC Conservation Officer (see section 5.2 above) and the Reading Design Review Panel (see section 5.9 above). It also adheres with the indicative building heights parameters stated within the Minster Quarter Area Development Framework SPD (figure 20). This is a prominent location, with the other corner buildings at the crossroads being all distinctly different in style and appearance. Whilst adding an additional storey would make this building taller than the other corner buildings, as well as further increasing the differential in height to the existing neighbouring buildings on both Broad Street and St Mary's Butts, this is not considered to be harmful in this instance, with the corner location and setting of the surroundings meaning this can comfortably assimilate into the streetscene and in overall terms be a positive addition of suitable high quality. In addition, it is not considered that positively determining this application would impinge on

the Council's on-going assessment of a current application diagonally to the north-west of the site at 200-202 Broad Street, or the current application to the west of the site at Broad Street Mall (see section 4 of this report for details of these separate applications).



Figure 7 - Comparison of the existing context (top) and a proposed\* visualisation of the corner elevation view (provided by the applicant) from the junction of West Street and Oxford Road.

(\* the proposed visualisation is as per the original application submission – a revised version showing the amended design may be submitted in time for an update report to committee)

- 7.7 From a heritage perspective, it is considered that the site is in a sensitive location, as although not being a listed building or within a conservation area itself, the site is within 27m of the St Mary's Butts / Castle Street Conservation Area and close to statutory listed and locally listed buildings along Broad Street, as highlighted at paragraph 2.4 above. Accordingly, the applicant has submitted a detailed Heritage & Townscape Assessment, which the Council's Conservation Officer considers to suitably justify the proposals in terms of protecting the heritage assets (in accordance with Policy EN1 – Protection and Enhancement of the Historic Environment), conserving the setting of the nearby conservation area (in accordance with Policy EN3 – Enhancement of Conservation Areas) and would not unduly affect locally important heritage assets (therefore complying with Policy EN4 – Locally Important Heritage Assets). As per the Conservation Officer's

comments at section 5.2 above, the proposals are supported, with the roof addition considered to be consistent with the existing scale and character of the surrounding historic environment, with the set back and mansard form on the street elevations minimising any impact on the streetscape.

7.8 In terms of Policy EN5 (Protection of Significant Views with Heritage Interest), the proposals are not considered to harm the view northwards down Southampton Street from Whitley Street towards St Giles Church, St Mary’s Church or Greyfriars Church, with the relatively modest increase in height and bulk at the application site being indiscernible in these long views.



Figure 8 - Comparison of the existing St Mary’s Butts streetscene looking north (officer photo on the left), with a visualisation of the proposals\* on the right, as provided by the applicant

(\* the proposed visualisation is as per the original application submission – a revised version showing the amended design may be submitted in time for an update report to committee).



Figure 9 - Comparison of the existing (officer photo left and applicant massing centre) and proposed (applicant massing right) long views from St Mary’s Butts looking north.



Figure 10 - Comparison of the existing (officer photo left and applicant massing centre) and proposed (applicant massing right) long views from Oxford Road looking east.

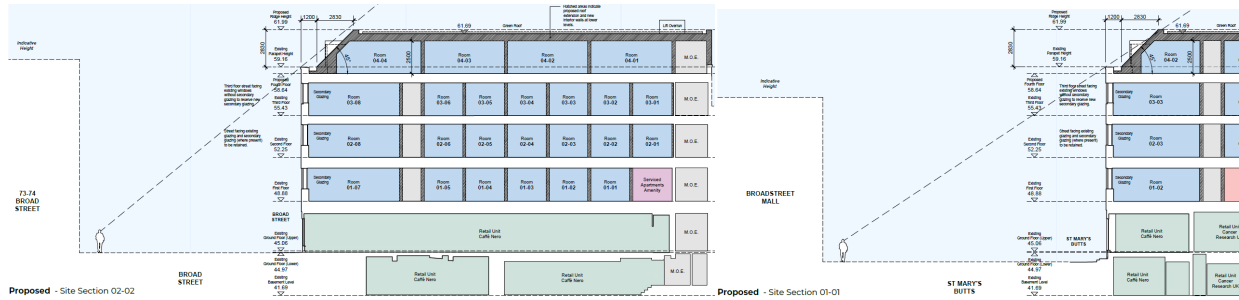


Figure 11 - Proposed sections indicating the limited visibility of the proposed roof addition in close views from St Mary's Butts (left) and Broad Street, owing to the set-back dormer design.

7.9 In respect of the detailed design of the proposed roof works, during the course of the application, following input from the Reading Design Review Panel (see section 5.9 above), the dormer windows have been narrowed in width and the glazing has increased in depth (in comparison with the original submission) to make the dormers better align with the windows/panels below and appear more elegant in form. These alterations are considered to be positive moves in respect of the overall appearance of the building as a whole and within the wider streetscenes. The proposed materials of the roof extension comprise vertical standing seam metal cladding, with the applicant indicating that this will match the proposed material of the third floor. The proposals also involve replacing the existing diamond shaped metal cladding at third floor level with vertical standing seam metal cladding. The dormer windows will also be metal clad too. These works will result in consistency with the third floor, bringing forward a coherent and high quality finish which is considered appropriate in principle. Given the prominence of the site and the need to ensure high quality design, as per Policies CC7 (Design and the public realm) and CR2 (Design in Central Reading), samples and details of the materials are recommended to be secured via condition.

7.10 The proposals also incorporate a significant increase in glass spandrel panels on the main street frontages (instead of conventional glazing) at first to third floor level, as shown below in Figure 12. This is acknowledged to be a necessary component of the scheme to facilitate an efficient internal layout of units, as proposed. Given the façades already includes spandrel panels between the existing first and second floors, these are an existing feature. Whilst the increase in provision of panelling does change the balance between glazing and spandrel panels (altering the overall appearance of the facades), they have been sensitively located at consistent intervals (following revisions during the application) to add a degree of vertical rhythm to the building and have attempted to align with the ground floor pilasters. Accordingly, providing the spandrel panels match the appearance of those existing as stated (with material details again considered to be required to be secured via condition – with an informative recommended to supplement the condition to outline the expectations, following on from the Reading Design Review Panel discussions – see section 5.9 above), these alterations are considered appropriate.





Figure 12 - Existing (middle row) and proposed (bottom row) Broad Street (left) and St Mary's Butts (right) elevations, indicating the increase in spandrel panels being proposed. Officer site photos are provided in the top row for additional context of the existing arrangements.

7.11 On the rear elevation the existing windows are to be replaced with new grey metal framed windows, in generally the same locations as existing, as shown in Figure 13 below. These are considered to be positive alterations, with the also proposed concrete string course at each floor re-finished in grey to align with the proposed window frames being supported too, representing a clear visual improvement at this point. The roof addition at this point is a straight vertical extension, differing from the street frontages where a dormer design is proposed. Given the limited visibility of this rear elevation from the public realm, together with the existing floors being in brickwork (meaning the proposed metal clad finish contrasts from the other floors, acting as a natural single storey 'top' to the building at this point), such an approach is considered appropriate in this instance. The indicated removal of various unsightly plant units is another improvement to the visual appearance of the building, aligning with Policies CC7 (Design and the public realm) and CR2 (Design in Central Reading).



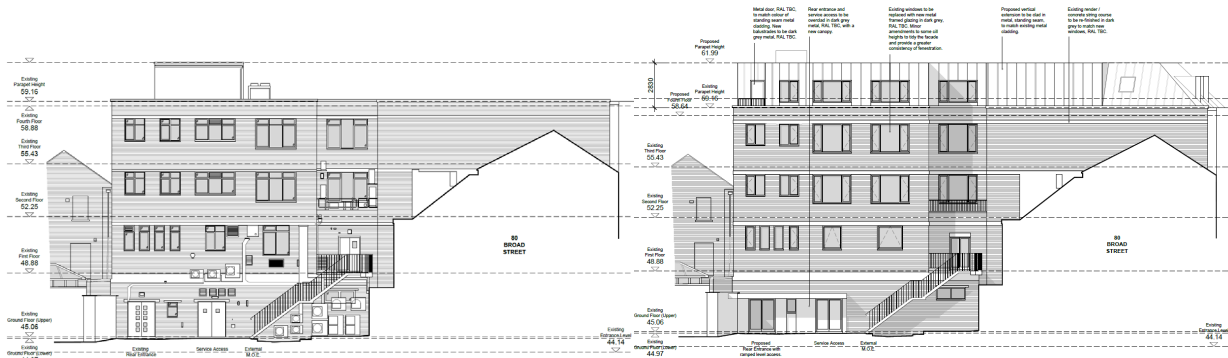


Figure 13 - Existing (left) and proposed (right) rear elevation plans, with an existing officer site photo (top left) and aerial view via Google Maps (top right).

7.12 Accordingly, in overall terms the proposed works are considered appropriate from a design and heritage perspective, subject to material details being secured via condition.

iii. Quality of accommodation for future occupiers/users

7.13 It is considered that an overall good standard of accommodation would be provided for future occupiers of the proposed serviced apartments. Each of the upper floor rooms are regular in size and shape, providing natural outlook and suitable access to daylight and sunlight for future occupiers. The units are all shown to be open plan in nature, with combined living/dining/kitchen/bedrooms throughout (no bedrooms include separate doors or are enclosed). In addition, at first floor level a dedicated reception space, staff room, toilet and back of house stores are provided, together with an indoor amenity room and luggage space for guests. Although other ancillary facilities such as a gym or clothes washing facilities are not indicated, like some other serviced apartment schemes approved elsewhere in the Borough, this proposal is of a smaller scale to other similar recent proposals considered. Accordingly, it will be for guests to make their own arrangements in these regards. The lack of such facilities are not considered to significantly compromise the overall quality of the accommodation in this instance.

7.14 The serviced apartment units themselves vary in size, but by means of context, all are significantly smaller than the minimum gross internal floor area associated with new permanent residential properties (37sqm), meaning the units would not be appropriately sized for such a use (which, for the avoidance of doubt, is not proposed as part of this application). Just over half (19) of the units are smaller than 20sqm internally, with the smallest unit being 17.5sqm in area. 10 of the units are 20-25sqm in size, with 7 units being between 25-30sqm (with 5 of these on the uppermost floor) and one larger unit being 33.7sqm in size (again on the uppermost floor). These unit sizes are comparable with other similar proposals which have come forward elsewhere in the Borough in recent years, indicating that they are tailored to the distinct serviced apartment market. None of the units include any external amenity space, with no accessible external space indicated on the plans (any flat roof area is for maintenance access only, to the green roof for example). Given the nature of the proposals, in particular the short-term nature of the occupation, and the site constraints (town centre location with a limited existing car park within an enclosed location), the non-provision of open space is accepted in this specific instance. It is however considered that the lack of outdoor amenity space is a sub-optimal component of the development.

7.15 In terms of access and fire safety, the limited height of the building means a fire safety statement is not a statutory requirement as part of this application. However, it is nevertheless noted that a lift and two separate staircores within the building are provided to the upper floors of the building, which provides a welcomed alternative means of escape if necessary. Moreover, fire safety will be secured as part of the normal Building Regulations regime. Step free access is not presently provided to the upper floors of the building, with a series of steps from the current St Mary's Butts entrance (owing to the land levels) and a single step from the rear car park. The proposal seeks to remedy this, providing step free access via a newly proposed ramped entrance from the car park area. This is welcomed as a positive improvement at the site, with it being impractical to expect

step free access from St Mary's Butts, too given the ground floor use and arrangements are not altering. Furthermore, during the application the applicant has indicated that 3 of the serviced apartments are designed internally to be accessible rooms, with turning circles and enlarged bathroom spaces shown on the floor plans (1 unit at 2<sup>nd</sup> floor unit and 2 units at 3<sup>rd</sup> floor level – see Figure 14 below). This means that 8% of the units will be accessible. Whilst there is no specific standard for accessible rooms for serviced apartment schemes, bearing in mind that for residential proposals there is a 5% requirement, this is considered to be a benefit of the proposals. Set within this context, the provision of accessible rooms are welcomed, with it recommended for a condition to secure at least 2 accessible units (which would be more than 5% provision), with this being necessary to secure the planning benefit indicated by the proposals.



Figure 14 - Above: Proposed 1<sup>st</sup> floor. Below: Proposed 2<sup>nd</sup> (left), 3<sup>rd</sup> (right), 4<sup>th</sup> (bottom left) & roof level (bottom right).



7.16 Linked to access matters, an Access and Security strategy is recommended to be secured via pre-commencement condition, in line with observations from the Designing Out Crime Officer at Thames Valley Police (see section 5.10 above). As indicated within the consultation responses from RBC Transport, Waste Services and Environmental Protection (see section 5 above), the applicant has suitably demonstrated the quality of accommodation in respect of matters such as cycle and waste storage, servicing, air quality and noise, subject to a number of conditions. Therefore, in overall terms, whilst it

is considered that the serviced apartments lack some of the facilities seen in other similar proposals within the Borough in recent years, an overall good standard of accommodation for future guests is proposed.

iv. Amenity for nearby occupiers

- 7.17 The change of use and roof extension is not considered to cause a detrimental impact on the living environment of existing nearby residential occupiers. The closest existing residential occupiers are directly to the south of the application site (flats at Orbit House, 64-65 St Mary's Butts), with other flats on the upper floors of buildings to the south and limited provision to the east on Broad Street too. The roof extension and amended use of the building is not considered to cause a detrimental impact on nearby occupiers, in respect of Policy CC8 (Safeguarding Amenity) considerations, including privacy and overlooking, daylight and sunlight, visual dominance and outlook. A series of conditions, as recommended (particularly from Environmental Protection and Transport), will have the effect of assisting in the protection of amenity too, such as preventing flat roof areas being used as terraces.
- 7.18 It is also considered that the proposed use of the upper floors is not judged to inherently compromise the continued occupation and use of the ground floor units (or other nearby units to the site) by the current or any future similar occupiers. Whilst mindful that serviced apartments introduce an element of living accommodation, which is more sensitive in amenity terms to the existing office use (e.g. noise sensitivities), the short-term nature of the accommodation and the Environmental Protection recommended condition for an internal noise mitigation scheme will suitably address this potential future harm. When this is coupled with the long-established characteristics of the immediate area (such as being within the Central Reading area and primary shopping frontage, as referenced in section 1), combined these factors downplay the likelihood of legitimate noise complaints from future serviced apartment occupiers arising. Put another way, the proposed use is not considered to cause unreasonable burdens on existing/future commercial premises.

v. Transport and Highways

- 7.19 As per the RBC Transport comments above at section 5.1 of this report, there are no transport-based objections to these proposals. The reduction in car parking provision at the site (as shown below in Figure 15) is welcomed in providing additional space for refuse storage and newly created cycle parking on site. The provision of secure cycle parking within a dedicated facility is particularly welcomed, encouraging possible future use by staff and guests. This dovetails with the on-going security improvements to the off-site wider servicing area to the rear of St Mary's Butts and Broad Street. The development will essentially be car free, barring the small number of existing parking spaces future guests will have access to, with no parking permits being able to be applied for (secured via informative). Car and cycle parking, together with refuse storage will be secured via recommended compliance conditions.

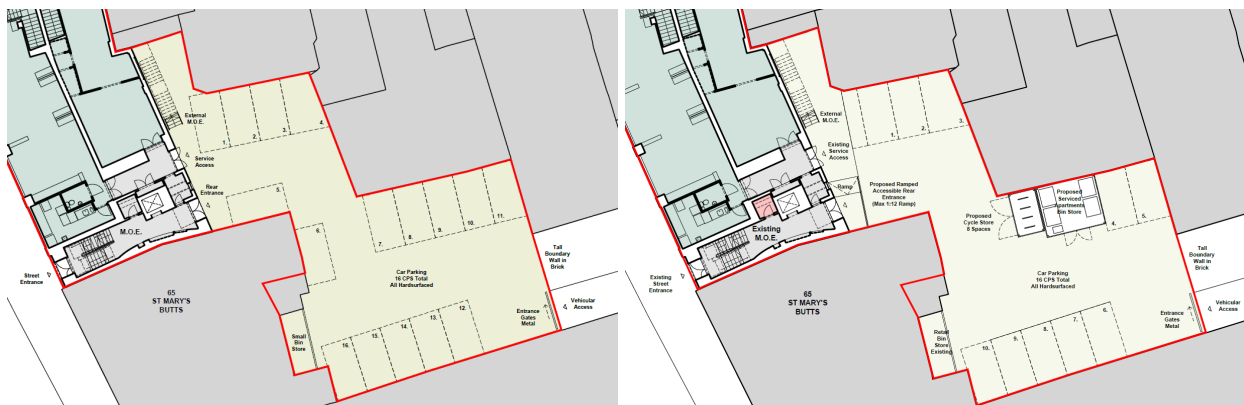


Figure 15 - Existing (left) & proposed (right) rear access, servicing and car & cycle parking area

- 7.20 Finally from a transport perspective, it is essential for a Construction Method Statement to be secured via pre-commencement condition in this case. Not only will this protect the

amenity of neighbouring and nearby occupiers/users, but also the highway safety of the many pedestrians who continuously pass this busy town centre location. Subject to these conditions being secured, there are no Transport objections to this application.

vi. Sustainability

- 7.21 The application is classified as a 'minor' development and therefore, in line with Policy CC2 (Sustainable Design and Construction), the proposals are required to meet the BREEAM 'Very Good' standard as a minimum. In support of the proposals, the applicant has submitted a sustainability report, which includes a BREEAM pre-assessment. This aligns with the requirements detailed within the Sustainable Design and Construction SPD. The submitted report demonstrates that the scheme shall definitely achieve the required 'Very Good' rating, while it is also plausible that if all the 'possible' credits are also incorporated within the final design an 'Excellent' rating could be achieved. The submission follows the required methodology of both policy and the SPD, demonstrating how it has been designed to incorporate measures to adapt to climate change.
- 7.22 Two planning conditions are recommended to secure the BREEAM 'Very Good' rating in practice. The first relates to securing an Interim BREEAM 'Very Good' rating Certificate at the pre-commencement, final design stage of the project. The second will secure a Final BREEAM 'Very Good' rating Certificate prior to the first occupation of any serviced apartment. These conditions are necessary to ensure the development is carried out in accordance with sustainable building standards, adhering to both Policy CC2 and the guidance within the SPD. To clarify, as the development is classified as a 'minor' development, no energy statement is required as part of this application.

vii. Ecology / Natural Environment

- 7.23 As per the GS Ecology consultation response summarised at section 5 above, there are no ecological objections to the proposals. The development is subject to the de-minimis exemption from biodiversity net gain (BNG). Notwithstanding this, details of bird and bat boxes, as recommended within the ecology technical note accompanying the application, will be secured via condition. Furthermore, GS Ecology and the RBC Natural Environment Officer consider that the flat roof area of the proposed roof extension should include either a green, brown or blue roof, in line with Policies CC7 (Design and the Public Realm), CR2 (Design in Central Reading), EN12b (Biodiversity and the Green Network) and EN14 (Trees, Hedges and Woodlands). This will help enhance an otherwise very urban environment, as specifically referenced by Policy CR2c. At the outset of the application no greening of the flat roof area was proposed. However, following officer feedback, the applicant has amended the proposals to indicate a generously sized green roof on the available flat roof (see Figure 14 above). This is welcomed and supported, with exact details of the green roof recommended to be secured via condition.

viii. Other matters – legal agreement and pre-commencement conditions

- 7.24 In addition to securing the Class C1 serviced apartments use via legal agreement, as already referenced above, it is also required for an Employment and Skills Plan (ESP) (construction and end user phases of development) to be secured via S106 Legal Agreement. The applicant agreed to the principle of the ESP, in line with Policy CC9 (Securing Infrastructure) and the Employment, Skills and Training SPD, from the outset of the submission. During the course of the application it has been agreed that this will be secured on a flexible basis, either as a contractor-led ESP to be progressed on site, or the payment of an equivalent financial contribution, as per the SPD formula. The legal agreement will be worded flexibly to enable either eventuality. This is supported by the REDA consultation response at section 5.8 above.
- 7.25 These obligations are considered to comply with the National Planning Policy Framework and Community Infrastructure Levy (CIL) in that they 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. A S106 Legal Agreement is therefore in the process of being advanced, pending the outcome of the Planning Applications Committee meeting.

- 7.26 In terms of pre-commencement planning conditions, these have been minimised as far as possible, in line with the NPPG. They are limited to the construction method statement, the site access and security strategy, the external material details, the internal noise mitigation scheme and the interim BREEAM certificate, which have all already been referenced separately above. The wording of these conditions have been agreed with the applicant, as per section 100ZA(5) of the Town and Country Planning Act.

## **8. Equality implications**

- 8.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 8.2. The key equalities protected characteristics include age, disability, sex, 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

## **9. Conclusion & planning balance**

- 9.1 This application is required, as per all applications considered by the Local Planning Authority, to be determined in accordance with the development plan unless material considerations indicate otherwise. This is as per Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 9.2 Any harmful impacts of the proposed development are required to be weighed against the benefits in the context of national and local planning policies, as detailed in the appraisal above. Officers consider in this instance that whilst there are some shortfalls in the quality of accommodation for future guests (e.g. lack of outdoor amenity space and some supporting facilities), when compared with other similar recent proposals in the Borough, and the proposals would result in the loss of some currently occupied Class E floorspace, the benefits of the proposals substantially outweigh these relatively very minor shortfalls. The proposed use is broadly welcomed in this Central Reading location, with this being secured via legal agreement, together with an employment and skills plan. The design of the additional massing and alterations to the existing building are considered to be appropriate and represent positive moves from both design and heritage perspectives. The proposals have benefitted from some improvements following input from the Reading Design Review Panel at application stage. An overall good standard of accommodation would be provided, including the provision of accessible rooms. Furthermore, the proposals would not significantly impinge on the amenity of any neighbouring / nearby occupier/use, whilst also meeting the required sustainability and ecology standards too. Accordingly, it is evident in this case that the benefits of the proposals significantly outweigh any possible harmful impacts.
- 9.3 In reaching this conclusion it is considered that officers have applied a suitable planning balance of all material considerations. As such, this application is recommended for approval, subject to the completion of a S106 legal agreement and conditions, as stated at the outset of this report.

**Appendix 1** - Plans (those marked with a strikethrough have been superseded during the course of the application)

1065-PL-001 - Site location plan  
 1065-PL-010 - Existing Block Plan  
 1065-PL-020 - Existing Basement Floor Plan  
 1065-PL-021 - Existing Ground Floor Plan  
 1065-PL-022 - Existing First Floor Plan  
~~1065-PL-023 - Existing Second and Third Floor Plan~~  
 1065-PL-024 - Existing Fourth Floor Plan  
 1065-PL-025 - Existing Roof Plan  
 1065-PL-030 - Existing Elevation 01 (west facing)  
 1065-PL-031 - Existing Elevation 02 (north-west facing)  
 1065-PL-032 - Existing Elevation 03 (north facing)  
 1065-PL-033 - Existing Elevation 04 (east facing)  
 1065-PL-034 - Existing Elevation 05 (south facing)  
~~1065-PL-110 - Proposed Block Plan~~  
 1065-PL-120 - Proposed Basement Floor Plan  
~~1065-PL-121 - Proposed Ground Floor Plan~~  
~~1065-PL-124 Rev A - Proposed Fourth Floor Plan~~  
~~1065-PL-125 - Proposed Roof Plan~~  
~~1065-PL-130 - Proposed Elevation 01 (west facing)~~  
~~1065-PL-131 - Proposed Elevation 02 (north west facing)~~  
~~1065-PL-132 - Proposed Elevation 03 (north facing)~~  
~~1065-PL-133 - Proposed Elevation 04 (east facing)~~  
~~1065-PL-134 - Proposed Elevation 05 (south facing)~~  
~~1065-PL-136 - Proposed Street Elevation 01 (St Mary's Butts)~~  
~~1065-PL-137 - Proposed Street Elevation 02 (Broad Street)~~

As received 27/11/2024

1065-PL-036 Rev A - Existing Street Elevation 01 (St Mary's Butts)  
 1065-PL-037 Rev A - Existing Street Elevation 02 (Broad Street)  
 1065-PL-040 Rev A - Existing Section 01  
~~1065-PL-041 Rev A - Existing Section 02~~  
~~1065-PL-122 Rev B - Proposed First Floor Plan~~  
~~1065-PL-123 Rev B - Proposed Second and Third Floor Plan~~  
~~1065-PL-140 Rev B - Proposed Section 01~~  
~~1065-PL-141 Rev A - Proposed Section 02~~

As received 17/12/2024

1065-PL-023 Rev A - Existing Second Floor Plan  
 1065-PL-026 - Existing Third Floor Plan  
 1065-PL-035 - Existing Elevations 06-07  
 1065-PL-041 Rev B - Existing Section 02  
~~1065-PL-110 Rev A - Proposed Block Plan~~  
 1065-PL-121 Rev A - Proposed Ground Floor Plan  
 1065-PL-122 Rev C - Proposed First Floor Plan  
 1065-PL-123 Rev C - Proposed Second Floor Plan  
 1065-PL-126 - Proposed Third Floor Plan  
 1065-PL-124 Rev B - Proposed Fourth Floor Plan  
 1065-PL-125 Rev A - Proposed Roof Plan  
 1065-PL-130 Rev A - Proposed Elevation 01 (west facing)  
 1065-PL-131 Rev A - Proposed Elevation 02 (north-west facing)  
 1065-PL-132 Rev A - Proposed Elevation 03 (north facing)  
 1065-PL-133 Rev A - Proposed Elevation 04 (east facing)  
 1065-PL-134 Rev A - Proposed Elevation 05 (rear part elevations)  
 1065-PL-135 - Proposed Elevation 06-07 (south facing)  
 1065-PL-136 Rev A - Proposed Street Elevation 01 (St Mary's Butts)

1065-PL-137 Rev A - Proposed Street Elevation 02 (Broad Street)  
 1065-PL-140 Rev C - Proposed Section 01  
 1065-PL-141 Rev B - Proposed Section 02  
~~1065-PL-150 – Proposed Cycle and Bin Store~~  
 As received 10/02/2025

1065-PL-110 Rev B - Proposed Block Plan  
 1065-PL-150 Rev A – Proposed Cycle and Bin Store  
 As received 12/02/2025

- Planning application form (including ownership certificate)
- CIL form 1, Woolf Bond Planning
- Covering letter by Woolf Bond Planning Ref DB/8532 dated 26/11/2024
- Air Quality Assessment by SLR Ref 416.065616.00001 Revision 2.0 dated 18/10/2024
- ~~Noise Impact Assessment by KR Associates (UK) Ltd, Ref KR07645 Version 1.3~~
- Heritage, Townscape and Visual Impact Assessment by Turley, Ref 01454, dated October 2024
- Transport Statement by Peter Evans Partnership dated November 2024
- Technical Note: Ecology, by Aae Environmental Consultants Ref 243297 dated October 2024

As received 27/11/2024

- Supporting Planning Statement (Rev A) by Woolf Bond Planning Ref DB/8532 dated December 2024
- ~~St Mary's House, Reading Design & Access Statement by Rutter Architects, Ref RA-1065-PL-Dec-24~~
- 1434\_StMarysHouse\_CornerView CGI
- 1434\_StMarysHouse\_SideView CGI

As received 17/12/2024

- BREEAM Accredited Professional Stage 2/3 Sustainability & Pre-assessment Report by The PES, dated 10/01/2025
- ~~CIL Area Calculations – Existing~~
- ~~CIL Area Calculations – Proposed~~

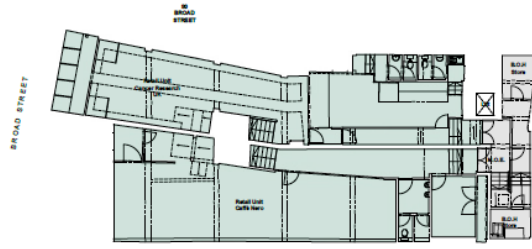
As received 10/01/2025

- St Mary's House, Reading Design & Access Statement by Rutter Architects, Ref RA-1065-PL-Feb 25 – Rev B
- CIL Area Calculations Rev A – Existing
- CIL Area Calculations Rev A – Proposed
- Noise Impact Assessment by KR Associates (UK) Ltd, Ref KR07645 Version 1.4 dated 05/02/2025
- 1065-PL – Schedule of Accommodation Rev A
- 1065\_St Mary's House, Reading Planning Drawing Amendments by Rutter Architects dated 10.02.25
- 3865/220 - Block and Location Plan
- 3865/222 – Site Plan – AMENDED
- Photographs of the existing bin store x3
- Email from Woolf Bond Planning Ltd 'St Mary's House, 66-68 St Mary's Butts, Reading (PL/24/1593) (email 1 of 2)', dated 10/02/2025
- Email from Woolf Bond Planning Ltd 'RE: St Mary's House, 66-68 St Mary's Butts, Reading (PL/24/1593) (email 2 of 2)', dated 10/02/2025

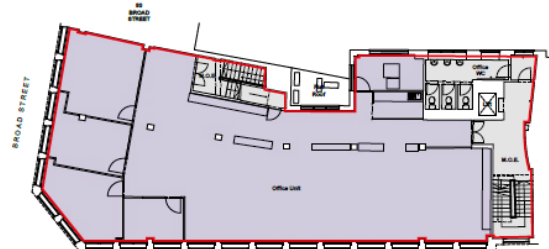
As received 10/02/2025

- Email from Woolf Bond Planning Ltd 'RE: St Mary's House, 66-68 St Mary's Butts, Reading (PL/24/1593)', dated and received 12/02/2025

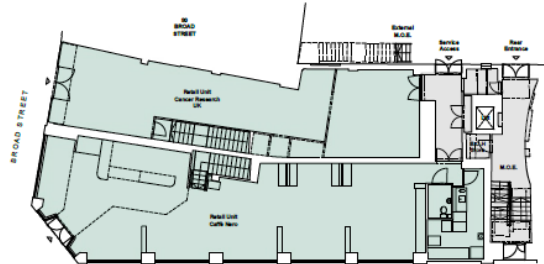
Appendix 2 - Other plans, elevations, viewpoints, aerial views & photographs



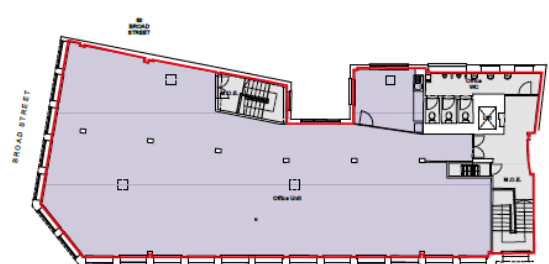
BF - 0 sqm.



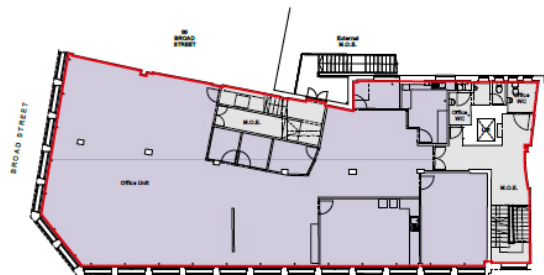
2nd FL - 337.3 sqm.



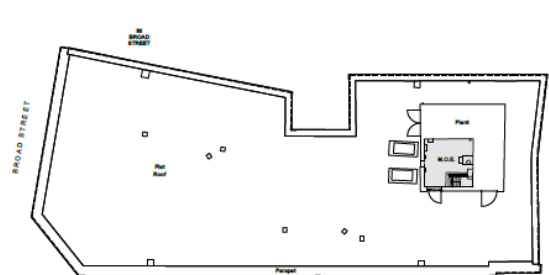
GF - 0 sqm.



3rd FL - 337.3 sqm.

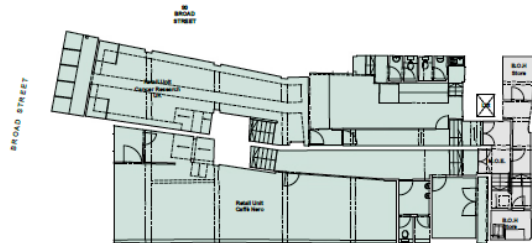


1st FL - 347.9 sqm.

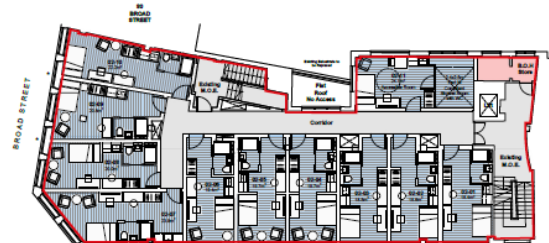


4th FL - 0 sqm.

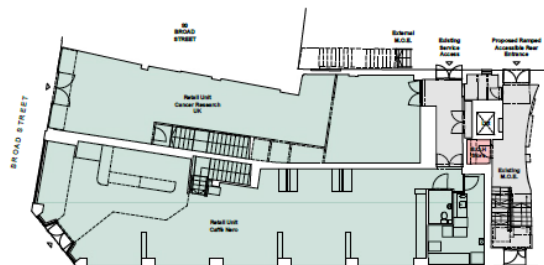
Existing floor plans above and proposed floor plans below.



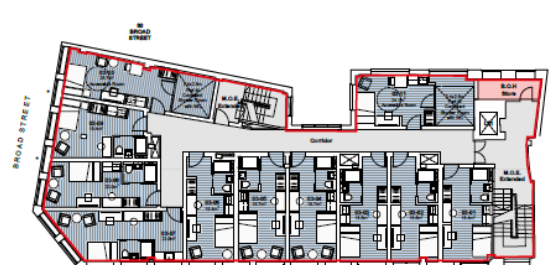
BF - 0 sqm.



2nd FL - 337.3 sqm.



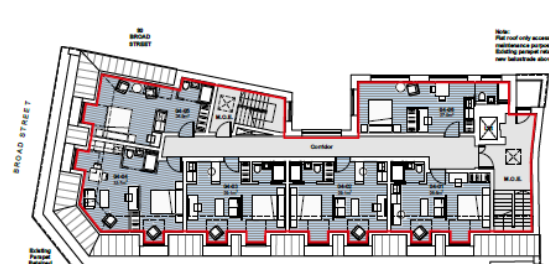
GF - 0 sqm.



3rd FL - 337.3 sqm.



1st FL - 347.9 sqm.



4th FL - 250.4 sqm.



View 05 - Existing Massing - View looking north down St Mary's Butts.



View 06 - Existing Massing - View looking south from the corner of West Street.



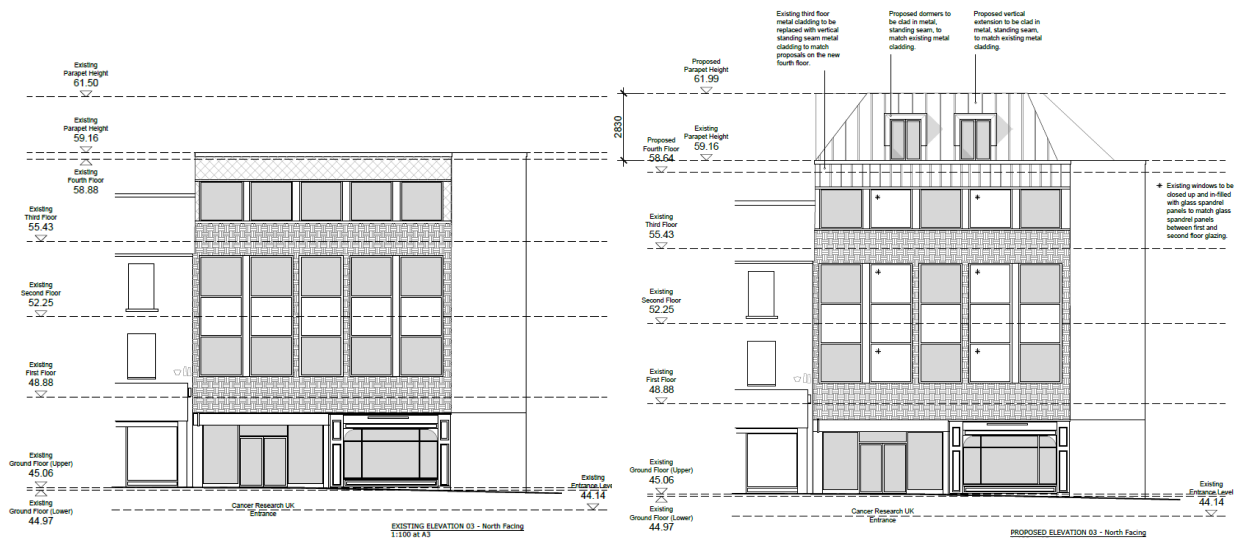
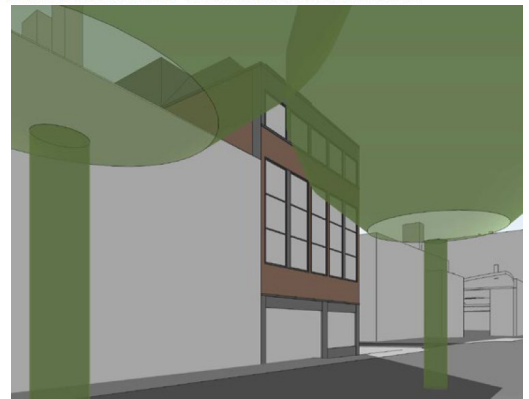
Existing (left) and proposed (right) St Mary's Butts west elevation plans



View 01 - Existing Massing - View looking south down West Street.



View 02 - Existing Massing - View looking west down Broad Street.

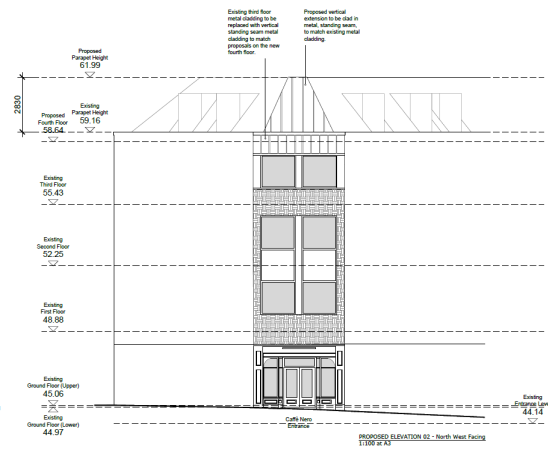
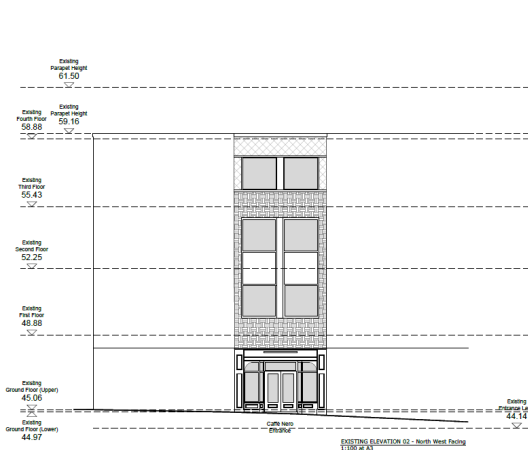


Existing (left) and proposed (right) Broad Street elevation plans



View 03 - Existing Massing - View looking north down St Mary's Butts.

View 04 - Existing Massing - View looking east down Oxford Road.



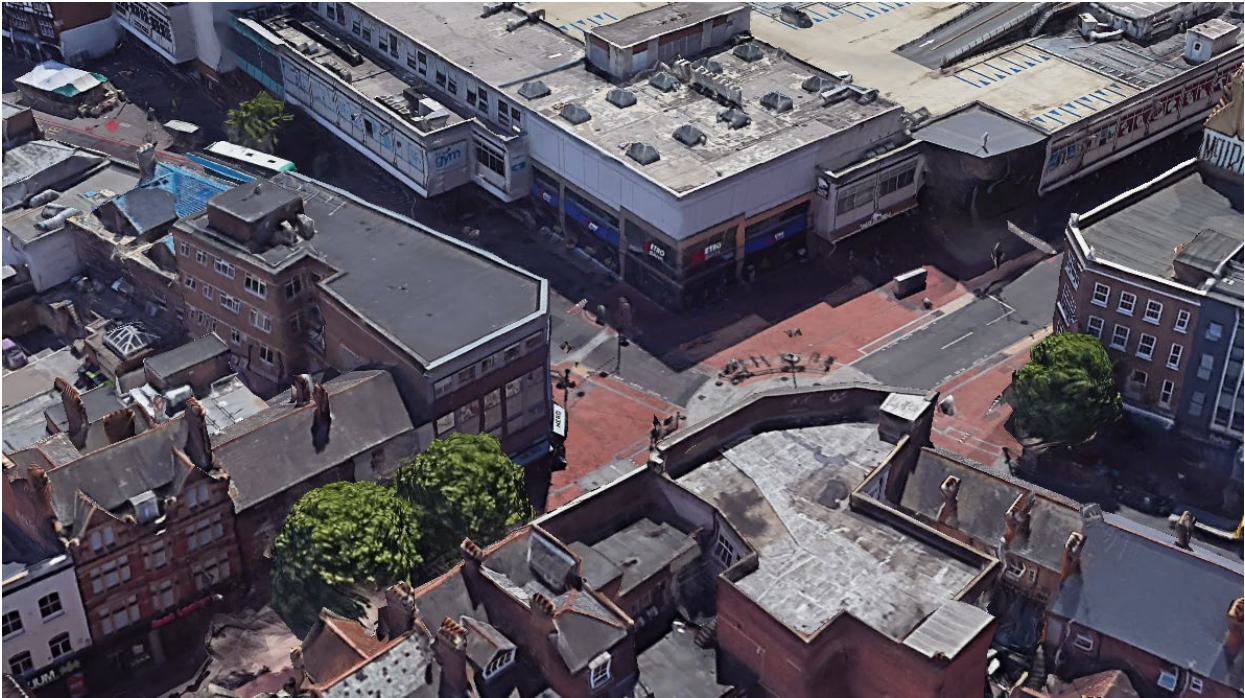
Existing (left) and proposed (right) St Mary's Butts / Broad Street corner elevation plans



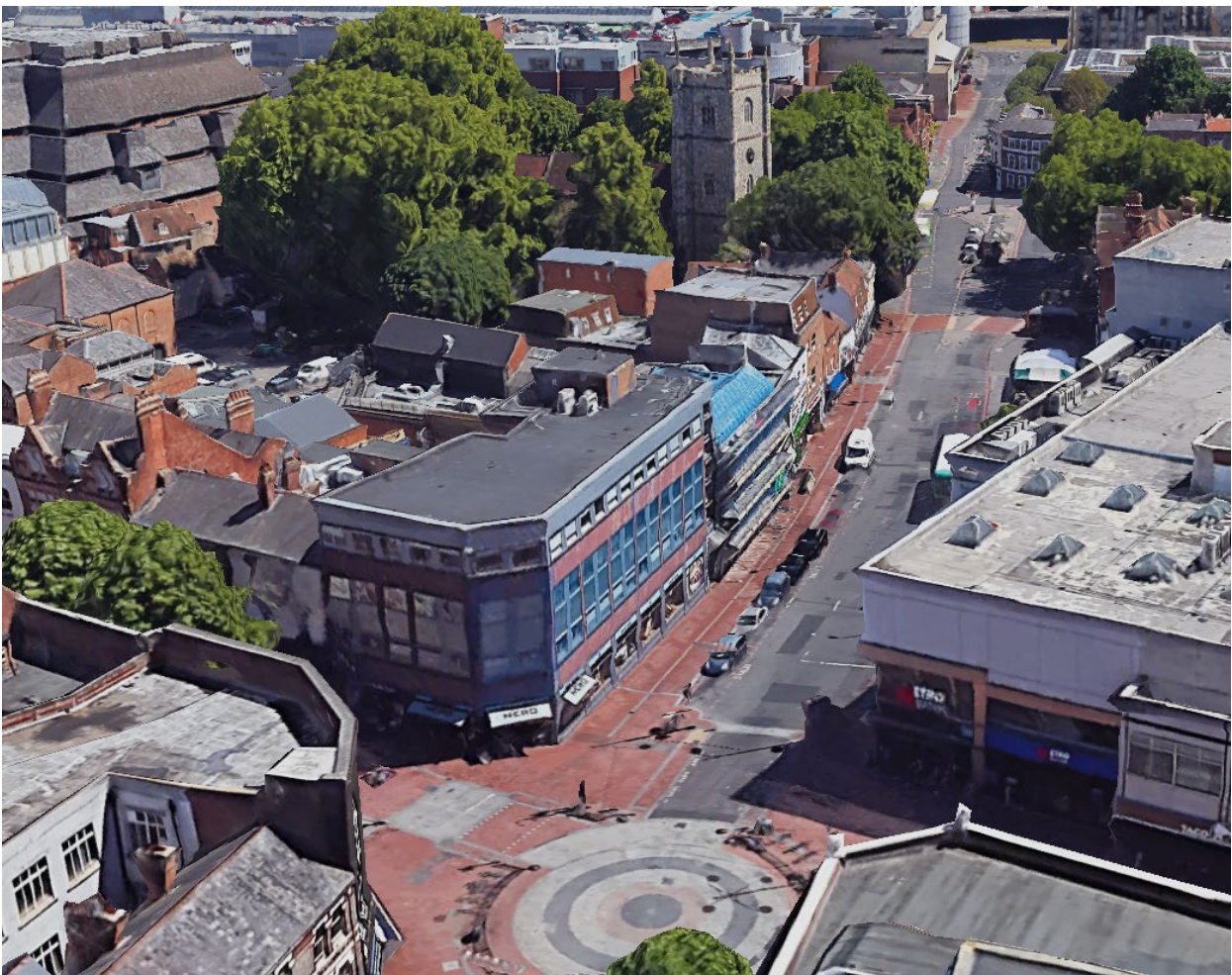
Google Maps aerial viewpoint from the south looking north towards West Street



Google Maps aerial viewpoint from the south-east, showing the rear elevation and parking area



Google Maps aerial viewpoint from the north-east looking south-west, showing the Broad Street elevation and towards Broad Street Mall as existing



Google Maps aerial viewpoint from the north looking south showing both street elevations and towards the landmark Grade I Listed Church of St Mary's



Google Maps aerial viewpoint from the north-west, looking south-east.



Google Maps aerial viewpoint from the west, showing the St Mary's Butts street elevation



Google Maps aerial viewpoint from the south-west, showing the Grade I Listed Greyfriars Church (left) and the Grade I Listed Church of St Mary's (right)

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**TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING AND COMPENSATION ACT 1991  
THE TOWN & COUNTRY PLANNING  
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**Application for Full planning permission**

To: Mr Douglas Bond  
Woolf Bond Planning Ltd  
The Mitfords  
Basingstoke Road  
Three Mile Cross  
Reading  
RG7 1AT

Application No: PL/24/1593  
Application type: Full planning permission

**Applicant:** Mr V Goldstein

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

**Proposal:** Change of use of first to third floors from office (Class E) to 31 serviced apartments (Class C1), erection of a fourth storey comprising 6 serviced apartments (Class C1) and various associated alterations.

**At:** St Mary's House, 66-68 St Mary's Butts, Reading, RG1 2LG

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED  
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 12<sup>th</sup> June 2025



Acting Assistant Director of Planning,  
Transport and Public Protection Services

*RE*

**Application At:** St Mary's House, 66-68 St Mary's Butts, Reading, RG1 2LG

**Application No:** PL/24/1593

**Application type:** Full planning permission

**CONDITIONS & REASONS**

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

1065-PL-120 - Proposed Basement Floor Plan

As received 27/11/2024

1065-PL-121 Rev A - Proposed Ground Floor Plan

1065-PL-122 Rev C - Proposed First Floor Plan

1065-PL-123 Rev C - Proposed Second Floor Plan

1065-PL-126 - Proposed Third Floor Plan

1065-PL-124 Rev B - Proposed Fourth Floor Plan

1065-PL-125 Rev A - Proposed Roof Plan

1065-PL-130 Rev A - Proposed Elevation 01 (west facing)

1065-PL-131 Rev A - Proposed Elevation 02 (north-west facing)

1065-PL-132 Rev A - Proposed Elevation 03 (north facing)

1065-PL-133 Rev A - Proposed Elevation 04 (east facing)

1065-PL-134 Rev A - Proposed Elevation 05 (rear part elevations)

1065-PL-135 - Proposed Elevation 06-07 (south facing)

1065-PL-136 Rev A - Proposed Street Elevation 01 (St Mary's Butts)

Date: 12<sup>th</sup> June 2025



Page 10  
Planning Assistant Director of Planning,  
Transport and Public Protection Services

*RE*

1065-PL-137 Rev A - Proposed Street Elevation 02 (Broad Street)

1065-PL-140 Rev C - Proposed Section 01

1065-PL-141 Rev B - Proposed Section 02

As received 10/02/2025

1065-PL-110 Rev B - Proposed Block Plan

1065-PL-150 Rev A – Proposed Cycle and Bin Store

As received 12/02/2025

Reason: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. \* No development shall commence until a schedule of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. Details shall include manufacturer's specification details of all external facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site - approved details to then be retained on site throughout the duration of the construction of the development). The development shall be carried out and thereafter maintained in accordance with the details approved.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character, including the setting of nearby listed buildings and the character and appearance of the nearby St Mary's Butts / Castle Street Conservation Area, in accordance with Policies CC7, EN1, EN3, EN6 and CR2 of the Reading Borough Local Plan 2019.

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

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- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works.
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policies CC8 and TR3 of the Reading Borough Local Plan 2019.

5. The serviced apartments hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plan hereby approved - 1065-PL-110 Rev B - Proposed Block Plan, as received 12/02/2025. The space(s) shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future guests and staff and reduce the likelihood of roadside parking which could be a danger to other road users, in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

6. No serviced apartment hereby permitted shall be occupied until the bicycle parking facility for the serviced apartments has been provided in accordance with the plans hereby approved - 1065-PL-110 Rev B - Proposed Block Plan and 1065-PL-150 Rev A – Proposed Cycle and Bin Store, as both received on 12/02/2025. The facility shall be kept available for bicycle parking at all times thereafter.

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Reason: To encourage travel by sustainable alternatives to driving a motorcar, in accordance with Policies TR1 and TR5 of the Reading Borough Local Plan 2019.

7. Prior to first occupation of any serviced apartment hereby approved, the refuse, recycling and food waste storage facilities shall be implemented fully in accordance with those details shown on the approved plans - 1065-PL-110 Rev B - Proposed Block Plan and 1065-PL-150 Rev A – Proposed Cycle and Bin Store, as both received on 12/02/2025 - and thereafter retained for use by occupiers of the serviced apartments at all times.

Reason: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required, in accordance with Policies CC7, CC8 and CR2 of the Reading Borough Local Plan 2019.

8. Prior to the first occupation of the serviced apartment use hereby approved details of measures to prevent pests and vermin accessing the bin store(s) shall be submitted to and approved in writing by the Local Planning Authority. The approved pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of any serviced apartment and shall be retained and maintained at all times thereafter.

Reason: To ensure that adequate provision is made for the storage of refuse and that the facilities provided include suitable measures to prevent pests and vermin in accordance with Policies CC5 and CC8 of the Reading Borough Local Plan 2019.

9. \* No development shall commence on site until a detailed scheme for protecting the serviced apartments hereby approved from noise emissions from the existing ground floor commercial uses and informed by an assessment of the likely noise emissions from the approved commercial uses, has been submitted to and approved in writing by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the separating floor/ceiling between the uses achieves a minimum airborne sound insulation performance of greater than or equal to 55 dB (Dntw +Ctr) and ensures that the noise levels within the serviced apartment does not exceed the values specified in BS8233:2014 with appropriate penalties and adjustments for the character of the noise. The scheme shall make suitable provision for insulation from structure borne noise.

Thereafter, the development shall not be carried out other than fully in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is first occupied and shall be retained and maintained as such at all times thereafter.

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Reason: In order to safeguard the amenity of occupiers of the serviced apartment accommodation, in accordance with Policies CC8, CR6 and EN16 of the Reading Borough Local Plan 2019.

10. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays.

Reason: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

11. The glazing, ventilation and any other mitigation specified shall be installed in accordance with the specifications recommended within the Noise Assessment submitted with the application (Noise Impact Assessment by KR Associates (UK) Ltd, Ref KR07645 Version 1.4 dated 05/02/2025, as received 10/02/2025) prior to the first occupation of any serviced apartment hereby approved and shall be retained and maintained at all times thereafter.

Reason: In order to protect the amenity of future guests of the proposed development in accordance with Policies CC8 and CR6 of the Reading Borough Local Plan 2019.

12. \* No development shall commence on site until a Site Access and Security Strategy is submitted to and approved in writing by Local Planning Authority. The Site Access and Security Strategy shall include details relating to:

- a) on site staff/security personnel roles and responsibilities;
- b) access control measures for residents/guests and visitors;
- c) compartmentation of the building;
- d) the bin and cycle store area;
- e) provision for secure postage and deliveries to the site;
- f) location, number and type of CCTV cameras, informed by an Operational Requirements Study;
- g) the security specifications of all communal doorsets.

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The approved measures contained within the Site Access and Security Strategy shall be implemented prior to the first occupation of the development hereby approved and permanently retained and maintained thereafter.

Reason: To safeguard the amenities of occupiers, guests and visitors to the building, adjoining premises and the area generally, in accordance with Policies CC7, CR2, CR6 and EN16 of the Reading Borough Local Plan 2019.

13. \* No development shall commence on site until a copy of an Interim BREEAM Certificate, in accordance with the BREEAM Sustainability Standard, demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and approved in writing by the Local Planning Authority.

Reason: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

14. Prior to the first occupation of any serviced apartment hereby approved, a copy of a Final BREEAM Certificate, in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor, shall be submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in condition 13.

Reason: To ensure that the development is carried out in accordance with sustainable building standards, in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

15. Prior to the first occupation of any serviced apartment hereby approved, specification details of the proposed green roof shown on approved plan 1065-PL-125 Rev A - Proposed Roof Plan, as received 10/02/2025, together with details of maintenance and aftercare covering a minimum of 5 years, shall be submitted to and approved in writing by the Local Planning Authority. The green roof shall be installed in full prior to the first occupation of any serviced apartment, in accordance with the approved details and shall be retained and maintained as such thereafter.

Reason: These details are required prior to first occupation because of insufficient information contained within this submission, the potential impact a green roof will have on building structure/design and in the interest of ensuring that these elements of the development enhances the visual local environment and in accordance with Policies CC7, EN12, EN14 and CR2 of the Reading Borough Local Plan 2019.

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16. Prior to the first occupation of the serviced apartment use hereby approved details of bird and bat boxes which are integrated into the building itself, including numbers, specifications, elevation(s) and location(s), shall be submitted to and approved in writing by the Local Planning Authority. The approved bird and bat boxes shall be installed in accordance with the approved details prior to first occupation of any serviced apartment and shall be retained and maintained at all times thereafter.

Reason: To secure the delivery of sustainable long term biodiversity enhancements on site. This accords with Paragraph 180 of the NPPF, Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

17. The maximum number of serviced apartment rooms within the serviced apartments hereby approved shall not at any time exceed the approved number of 37 rooms, and shall include no fewer than 2 accessible rooms (as per Building Regulations Approved Document M Volume 2) within the approved number of 37 rooms.

Reason: In order to prevent over-occupancy of the serviced apartment accommodation which would have a detrimental impact on the amenities of guests and to ensure that the internal layout of the building provides flexibility for the accessibility of all potential users, in accordance with Policies CC7, CC8 and CR2 of the Reading Borough Local Plan 2019.

18. The flat roof areas of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area, without the grant of further specific planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of future guests and the adjoining premises from possible noise and disturbance, overlooking and loss of privacy, in accordance with Policies CC8 and CR6 of the Reading Borough Local Plan 2019.

19. Prior to the first occupation of the serviced apartment use hereby approved details of a waste management strategy for all serviced apartments shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of a) measures the operator will implement to encourage occupiers to use separate refuse, recycling and food waste facilities, b) details regarding the provision for separate refuse, recycling and food waste storage facilities within each serviced apartment and c) details regarding the arrangements for the transfer of waste from individual serviced apartments to the external bin store areas ready for collection. The approved waste management strategy shall be carried out fully in accordance with the approved details prior to the first occupation of any serviced apartment and shall be retained and maintained as such thereafter.

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Reason: In the interests of general amenity, to encourage responsible waste practices by future occupiers and to ensure convenience of arrangements for refuse, recycling and food waste storage being ready for subsequent collection, in accordance with Policy CC8 of the Reading Local Plan 2019.

### **INFORMATIVES**

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.
2. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted (with a \*) to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.
3.
  - i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
  - ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
4. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning.
5. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
6. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on [Building.control@reading.gov.uk](mailto:Building.control@reading.gov.uk) OR telephone 0118 9372449 9.00am to 1.00pm Monday to Friday.

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7. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
8. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>
9. No advertisement consent is approved as part of this application and you are advised that this permission is granted without prejudice to the possibility of requiring consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).
10. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non- negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is CHARGEABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.  
  
For more information go to: [http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL\\_Advice\\_to\\_Applicants.pdf](http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf)
11. The occupiers of the serviced apartment unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.

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12. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should the developer require further information please refer to the Thames Water website. <https://www.thameswater.co.uk/help/home-improvements/how-to-connect-to-a-sewer/sewer-connection-design>

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/buildingwater](http://thameswater.co.uk/buildingwater).

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

13. For the spandrel panel details as part condition 3, detailed section plans would also be required to indicate the exact form and nature of these and comparative plans showing the existing spandrel panel details being provided too.
14. With regard to condition 12 (Site Access and Security Strategy), when the approval of details application is submitted this will be considered in conjunction with input being sought from the Designing Out Crime Officer at Thames Valley Police, RBC Transport Planning and RBC Assets. The applicant should provide explicit details as to those guests and staff who shall have access to the rear parking/servicing area, with it anticipated that this will be limited as far as practicably possible, with the proposed entrance from St Mary's Butts being the primary entrance point to the serviced apartments. The applicant should also be particularly mindful of the access arrangements to both the servicing/parking area within the application site and the wider servicing area to the rear of the site.
15. With regard to condition 5 (Vehicle Parking Spaces), further to discussions when the application was considered by the Planning Applications Committee meeting on 5th

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March 2025, the applicant is strongly encouraged to also explore and make provision for active electric vehicle charging points within the on-site parking provision. This is for the benefit of future users of the spaces and in the interests of environmentally sustainable transport.

## NOTES

### APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits. If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made via the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.gov.uk/>

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### Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

### Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

More information can be found online: <https://www.reading.gov.uk/planning-and-building-control/street-naming-numbering/>

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