

## UPDATE REPORT

**BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES**  
**READING BOROUGH COUNCIL**  
**PLANNING APPLICATIONS COMMITTEE: 19 July 2023**

**ITEM NO. 10**

**Ward:** Katesgrove

**Application No.:** 221364

**Address:** Central Club, 36-42 London Street, RG1 4SQ

**Proposals:** Partial demolition of existing building, construction of new building to accommodate a community hall (Use Class F2) and 17 no. residential flats (Use Class C3), with associated works and landscaping.

**Applicant:** Red Line Land Ltd

### **RECOMMENDATION:**

**As per the main agenda report.**

Additional condition 31:

31. hours of use of the community centre: 8am – 11pm Monday – Saturday and 9am – 10pm on Sundays and Bank Holidays.

### **1. Reading Conservation Area Advisory Committee Comments**

1.1 Since the publication of the main Agenda report, the CAAC have contacted officers to confirm that many of their comments on the application have been addressed through amendments to the scheme and that they do not object in principle to the redevelopment of the site.

### **2. Plaque Retention**

2.1 There is an existing plaque below the mural on the northern elevation of the site which explains the history behind the mural and lists the artists and contributors. As part of the proposals, this will be restored and retained during the redevelopment. This is shown on the plans and included in the conditions which require the restoration and retention of the mural as a whole.

### **3. Use of the Community Space**

3.1 The proposed use class for the community space would be F2(b), which is described as “a hall or meeting place for the principal use of the local community”. The applicant has been in discussions with several local groups who have registered an interest in using the space.

3.2 Conditions relating to noise mitigation between the community use and the residential units are proposed. A condition also restricts the use to uses which fall within Use Class F2(b). An additional condition is recommended to restrict the hours of use.

#### **4. Sustainability**

- 4.1 Since the publication of the main Agenda report, the carbon offsetting payment amount as referred to in paragraph 7.46 of the report has been confirmed. The applicant would pay **£12,240**, secured via a legal agreement.

#### **5. Affordable Housing Review Mechanisms**

- 5.1 Paragraph 7.22 of the main Agenda report states that the applicant will agree to a pre-implementation and late-stage review of the viability of the scheme. The pre-implementation review will take place following the discharge of pre-commencement conditions but prior to construction or demolition occurring on site. The late-stage review will take place prior to occupation of the units on site. Additional financial contributions would be required where the developer has gained financially through lower construction costs, an uplift in values or any other matter which affects the viability of the scheme.

#### **6. Conditions**

- 6.1 An additional condition (number 31) is proposed to restrict the hours of use of the community centre to 8am – 11pm Monday – Saturday and 9am – 10pm on Sundays and Bank Holidays.
- 6.2 Councillors have requested some clarity regarding the conditions relating to the retention and restoration of the mural. There are two conditions related to the conservation and restoration of the mural. The first is the requirement for a Construction Method Statement, which is a standard condition requirement (condition 10). The second has been requested by Historic England (condition 4), the wording of which is:

*Prior to commencement of development, the mural shall be surveyed and recorded in its current context. This should follow the Historic England guidance for a Level 2 Survey as set out in the published Understanding Historic Buildings Guidance (Understanding Historic Buildings: A Guide to Good Recording Practice ([historicengland.org.uk](http://historicengland.org.uk))). The record shall be submitted and approved by the Local Planning Authority. Following this, it shall be deposited with the Berkshire Records Office and made available to the public.*

*Following the preliminary assessment as set out in the first part of this condition, a qualified conservator or specialist shall be agreed upon by the developer and the Local Planning Authority. This qualified person shall carry out a detailed condition assessment, which will inform the creation of a detailed methodology and schedule for the conservation of the mural, including its protection during the redevelopment (which expands upon the information submitted as part of this application). This shall be submitted and approved by the Local Planning Authority prior to commencement of development.*

#### **7. Legal Agreement**

- 7.1 In order for officers to work efficiently and effectively, it is suggested that minor changes to the Heads of Terms and details of the legal agreement during the negotiations where necessary are delegated to officers.

**Case Officer:** Thomas Bradfield