

24 April 2024



**Reading**  
Borough Council

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<b>Title</b>	<b>PLANNING APPLICATION UPDATE REPORT</b>
<b>Ward</b>	Abbey
<b>Planning Application Reference:</b>	231190/FUL and 231191/FUL
<b>Site Address:</b>	20-30 Kings Road, Reading
<b>Proposed Development</b>	<p><b>231190/FUL</b> Change of use from E(g)(i) to F1(g) Law Courts for both The Carbon Building and Highbridge House. Fitout of the buildings for use as a Law Court, installation of a new internal lift and new plant to existing roof plant enclosure. New gate and external ramped entrance to the rear of The Carbon Building. Streetscape security features including bollards to footpaths and obscuring film to windows.</p> <p><b>231191/LBC</b> Listed building Consent for alterations to Highbridge House, re-opening of opening in rear wall at ground floor and new opening at first floor level to form connections to The Carbon Building</p>
<b>Applicant</b>	Ministry of Justice
<b>Report author</b>	Ethne Humphreys
<b>Recommendation</b>	As per main report
<b>Conditions</b>	<p>As per main report, with the following conditions re-worded or omitted where stated:</p> <p><i>231190/FUL</i> Condition 3 – Brick storage and re-use: re-worded to be in accordance with details submitted. Condition 4 – Privacy films: re-worded to be in accordance with details submitted. Shall be reversible. Condition 5 - CMS: remains as currently worded (pre-commencement) Condition 9 – Bollards: to be re-worded such that it is in accordance with submitted details (to include s177 licence) Condition 12 – BREEAM (design stage): Omitted.</p> <p><i>231191/LBC</i> Condition 3 – Brick storage and reuse: re-worded to be in accordance with details submitted. Condition 4 – Privacy films: re-worded to be in accordance with details submitted. Shall be reversible.</p>

<b>Informatives</b>	As per main report
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*1.0 231190/FUL*

**Condition 5 – CMS**

1.1 Since the publication of the main agenda report, the applicant has submitted a Construction Method Statement which has been reviewed by the Council’s Transport officer. In this instance, further detail is required before the document can be considered acceptable and as such the condition remains as currently worded, requiring further details to be submitted and approved.

**Condition 9 - Bollards**

1.2 Since the publication of the main agenda report, the applicant has submitted drawings showing the position of all bollards to be installed within the footway. The Council’s Transport officer has confirmed that these details are acceptable. As such, this condition will become a compliance (in accordance with) condition that will also state that the works will require a S177 licence.

**Condition 12 – BREEAM (Design Stage)**

1.3 Since the publication of the main agenda report, the applicant has submitted details confirming that the project is targeting a score of 67.31% and a ‘Very Good’ rating. This aligns with (and indeed is greater than) the minimum Standard of 50% ‘Very Good’ rating required which is acceptable. As such, this condition will be omitted; however, a condition requiring a Final BREEAM Certificate to be submitted prior to first occupied which will remain to ensure the standard has been met.

*2.0 231190/FUL and 231191/LBC*

**Conditions 3 – Brick storage and re-use**

2.1 Since the publication of the main agenda report, the applicant has submitted details of brick methodology and risk assessment. The Council’s Conservation officer has reviewed these details and confirmed that the method statement for the general cleaning, re-using and storage of bricks is acceptable. There is some limited graffiti on the external face of the building which is proposed to be cleaned using a DOFF cleaning system (system to gently but thoroughly remove staining and discolouration). The Council’s Conservation officer has confirmed this is acceptable. Furthermore, the removal of graffiti is welcomed. The conditions will be re-worded to this effect.

**Conditions 4 – Privacy films**

2.2 Since the publication of the main agenda report, the applicant has submitted details of the privacy films. Whilst relatively dark in appearance, this is considered acceptable given the nature of the use and security requirements and the Conservation officer has raised no objection. The films should be applied in accordance with the design of the window, and the original design of the sash windows – glazing bars and lights – should be legible when perceived from the street. The conditions will be re-worded to this effect. The applicant has confirmed that the application of privacy films will be reversible, which is considered to be an appropriate approach.

Case Officer: Ethne Humphreys