

01 July 2026



Reading
Borough Council
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Title	PLANNING APPLICATION REPORT
Ward	Abbey
Planning Application Reference:	PL/26/0603
Site Address:	St Marys House, 66-68 St Marys Butts and 75-77 Broad Street, Reading, RG1 2LG
Proposed Development	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.
Applicant	Mr V Goldstein
Report author	Jonathan Markwell, Principal Planning Officer
Deadline:	Originally 02/07/2026, but an extension of time has been agreed with the applicant until 23/07/2026.
Recommendations	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 rd July 2026 (unless the AD PTPPS agrees to a later date for completion of the legal agreement).
S106 Terms	<ul style="list-style-type: none">• Securing the Class C1 serviced apartments use:<ul style="list-style-type: none">- 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 & 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)- 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- 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- not to require customers of any serviced apartment unit to agree to any minimum period of occupation (of whatever duration)- 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

	<ul style="list-style-type: none"> • 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. • 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. • 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. • Indexation - All financial contributions to be index-linked from date of permission unless expressly stated otherwise.
<p>Conditions</p>	<ol style="list-style-type: none"> 1. Time Limit for implementation – 3 years. 2. Approved plans. 3. * Pre-commencement details of all external materials to be submitted to the LPA (and sample details to be provided on site) and approved in writing with the LPA. Approved details to be retained on site until the work has been completed. 4. * Pre-commencement Construction Method Statement (also including Environmental Protection measures) 5. Vehicle Parking provided as shown prior to first occupation (compliance condition) 6. Cycle Parking provided as shown prior to first occupation (compliance condition) 7. Refuse, recycling and food waste bins and storage provided as shown prior to first occupation (compliance condition) 8. Pre-occupation submission and approval of measures to prevent pests and vermin accessing bin stores 9. *Pre-commencement internal noise mitigation scheme 10. Demolition/ Construction hours of works (compliance condition) 11. Noise mitigation scheme provided as specified prior to first occupation (compliance condition) 12. *Pre-commencement site access and security strategy 13. * Pre-commencement submission and approval of an interim BREEAM Certificate demonstrating a minimum BREEAM 'Very Good' rating 14. Pre-occupation submission and approval of a final BREEAM Certificate demonstrating a minimum BREEAM 'Very Good' rating 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. 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. 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. 18. No flat roof area to be use as a balcony, roof garden or similar amenity area (compliance condition).

	<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>
Informatives	<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.

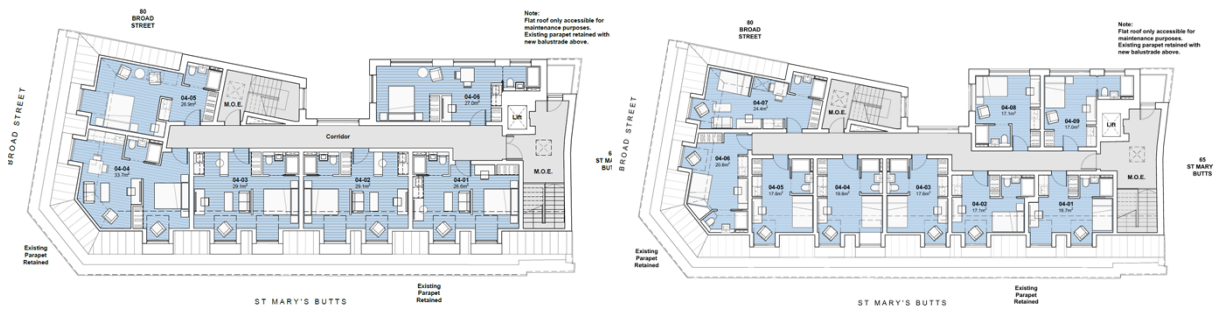
7.6 iii. Quality of accommodation for future occupiers/users

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