

**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: 12th June 2025



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Transport and Public Protection Services

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)

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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 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
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. Application forms should be completed on line via 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.

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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