

DELEGATED APPLICATION REPORT

Address: Land between Weldale Street and Chatham Street, Reading

Application No: 221160/NMA

Proposal: Non-material amendments to planning permission 170326, as granted 15/03/2018, to amend the description of development and, by consequence, alter the wording of conditions 2 (approved plans), 38 (energy measures) and 49 (unit mix) (as added by 191974) to incorporate a reduction from 427 to 418 residential units (reduction to 422 already agreed through 191974) to provide an internal amenity space (Class C3) for Block B residents, various external alterations to Block B windows, doors and entrances, introduction of roof-level solar PV panels and blue/green roof, hot water air source heat pumps in place of CHP plant, provision of attenuation tank, sprinkler tank, pump room and additional electric vehicle charging points at lower ground floor level and associated works.

Applicant: Ropemaker Properties Ltd

Date received (valid from): 07/09/2022

Target Decision date: Originally 05/10/2022, but an extension of time has been agreed with the agent of the applicant until 21/12/2022

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

1.1 The application site comprises land and buildings between Weldale Street (to the north), Caversham Road (The Inner Distribution Road - IDR) / Thorn Walk (to the east) and Chatham Street (to the south). More specifically, the existing site (until partial demolition works in 2020 commenced) contained three large retail buildings and associated servicing/car parking/electric sub-station. Demolition works and the construction of the development is well underway, with the western blocks (Block A) near to completion and demolition of the remaining former MultiYork unit having taken place in the months prior to this application as works commence on the implementation of the eastern side of the site (Block B). An area of hard/soft landscaping and pavements in the south-east corner of the proposed site is owned by Reading Borough Council (RBC) as highways land. The red line of the application site also includes the RBC highways owned pavements of Thorn Walk and Weldale Street. Of the three former retail buildings that closest to Weldale Street was in use until 2019 by Iceland. In contrast, the other two units had been vacant for a number of years (having previously been occupied by Wickes and MultiYork). Those buildings were erected in the late 1980s, with the site having previously been a bus depot (from 1950s) and terraced residential (at least from 1870). Part of the now former customer car parking was at ground level, with a portion on the western side of the site including a raised second level. Former vehicular access to the site was solely from Weldale Street, with the exit point being onto Chatham Street, effectively making this a one-way parking arrangement. The site is roughly rectangular in shape and is 1.32ha in size. There is a significant (more than 4 metres) fall in land levels from south to north at the site.

1.2 The application site is located within the Central Reading area. The site is also wholly within the West Side Major Opportunity Area (Policy CR12). The vision for the area is for '*a mixed-use extension to the west of the centre containing high-quality mixed-use environments and fostering stronger east-west links into the central core*'. Policy CR12 is structured with general points applicable to all sub-areas, then some individual guidance for each sub-area. The more general points that are particularly relevant specify that development will:

- i) Contribute towards providing a mix of uses including residential;*
- ii) Help facilitate greater pedestrian and cycle permeability, in particular on key movement corridors and east-west links through the area and between development areas and the station, including improved crossings of the IDR where achievable;*

iv) Provide additional or improved areas of open space where possible, generally in the form of town squares, and provide additional green infrastructure where possible;
 v) Give careful consideration to the areas of transition to low and medium density residential and conservation areas and conserve and, where appropriate, enhance listed buildings and conservation areas and their settings.
 vii) Demonstrate that it is part of a comprehensive approach to its sub-area, which does not prevent neighbouring sites from fulfilling the aspirations of this policy, and which contributes towards the provision of policy requirements which benefit the whole area, such as open space.

- 1.3 More specifically at an individual level, the site is the southern half of the Great Knollys Street & Weldale Street Policy CR12b sub-area. Policy CR12b states:

This area will be developed primarily for residential. Any development which would result in the loss of small business units should seek to replace as many of those units as possible, preferably on site. There should be a careful transition to the lower density residential areas to the west. Listed buildings and their settings in the area will be conserved and where possible enhanced.

Site Size: 3.02ha Indicative potential: 280-510 dwellings, no significant gain of other uses

- 1.4 The site is also within the Office Core, an air quality management area and, owing to the former bus depot use, part of the site potentially includes contaminated land. Furthermore, the Environment Agency has identified that the site overlies a principal aquifer.

- 1.5 The site is located outside of the designated (Policy CR10) tall building clusters, although the boundary of the 'Western Grouping' is immediately to the south of the application site at Chatham Street. The site is also located outside of both the Primary Shopping Area and the Central Core. The site is also outside, but adjacent to, an area of archaeological potential. It is also within Flood Zone 1, with the nearest Flood Zone 2 boundary being 45m to the north. The site is not within a conservation area, with the nearest conservation areas being as follows:

- Russell Street / Castle Hill / Oxford Rd - 170 metres to the south;
- St Mary's Butts / Castle Street Conservation Area - 330 metres to the south

- 1.6 None of the application site buildings are listed. However, the following buildings in the vicinity of the site are listed and could potentially be impacted by the proposed development:

- Grade I Listed Greyfriars Church, Friar St - 80m to the east of the site and one of the most complete surviving examples of Franciscan- architecture in England
- Grade II Listed quadrant walls and railings to former No 64 (Greyfriars Vicarage) - 125m to the east. The Vicarage itself isn't listed, but is considered a non-designated heritage asset.
- Grade II Listed Mitre Inn (No 47 West Street) including No 92 Friar Street - 125m to the south-east
- Grade II Listed W I Palmer Memorial Hall (Nos 42 and 43 West Street) - 135m to the south-east
- Grade II Listed 3 & 5 Cheapside - 145m to the south-east
- Grade II Listed Butlers Wine Vaults, Chatham Street - 60m to the south-west
- Grade II Listed 122-124 Chatham Street - 150m to the west
- Grade II Listed Mannson House, Oxford Road - 140m to the south-west
- Grade II Listed Church of the Holy Trinity, Oxford Road - 185m to the south-west
- Grade II Listed 29-31 Caversham Road - 60m to the north-east
- Grade II Listed Regent Place, 47-57 Caversham Road - 150m to the north-east

- 1.7 The surrounding area comprises a mix of uses, predominantly commercial and residential. To the north are the two-storey light industrial and business units, a commercial garage and a four-storey residential development on Weldale Street. To the immediate north-east of the application site is The Chatham, a six-storey residential block of flats on the junction of Weldale Street and Thorn Walk. Further to the east is the IDR, beyond which are the terraced housing streets of Stanshawe Road, Sackville Street and Vachel Road. Also at this point are the Greyfriars Church (Grade I listed) and centre.
- 1.8 To the south-east, beyond the roundabout leading to the IDR below and Chatham Street / Friar Street are the four-storey head offices of Primark at 32-41 West Street (fronting onto Cheapside at this point) and the four-storey Adelphi House, which comprises a job centre at ground floor level. To the south of the site is the relatively recently built Chatham Place development, which is predominantly residential (varying from nine, eleven and up to nineteen storeys) and also includes a multi-storey car park at the western end. To the south-west of the site, adjacent to the multi-storey car park, is the listed Butler public house. Beyond this are further commercial / residential uses on Chatham Street. To the west of the site is Stratheden Place, a two and three-storey residential series of buildings, which also includes a single storey garage element on the boundary with the application site. Further to the west there is more traditional terraced housing.

2. The Proposal

- 2.1 Non-material amendments to planning permission 170326 granted on 15/03/2018 are proposed. More specifically, the proposal seeks to:
- amend the description of development
 - by consequence amending the description of development, alter the wording of:
 - i. conditions 2 (approved plans),
 - ii. 38 (energy measures) and
 - iii. 49 (unit mix)
 - to incorporate a reduction from 427 to 418 residential units (reduction to 422 already agreed through 191974)
 - provide an internal amenity space (Class C3) for Block B residents in the form of a lounge/screen/dinner room at ground floor level,
 - various external alterations to Block B windows, doors and entrances (e.g. a double height entrance/reception area, which removes a first floor unit,
 - introduction of roof-level solar PV panels and blue/green roof,
 - hot water air source heat pumps in place of CHP plant as part of a revised energy strategy for Block B
 - provision of attenuation tank, sprinkler tank, pump room as part of a modified SuDS approach
 - Additional electric vehicle charging points at lower ground floor level
 - And various associated works ensuing from the above.

- 2.2 Prior to the registration of the application a number of clarifications were sought and further information to enable the application to be fully assessed was provided. It is also worthy to note that this application is similar in nature to earlier application 220512/NMA, which was withdrawn earlier in 2022 (see relevant history section below). Unlike the withdrawn application however, this proposal does not seek to omit the approved Class A1/A3 unit (as application 220512/NMA did), which would be retained as approved in this proposal. This proposal still seeks to reduce the number of approved residential units to facilitate an ancillary shared internal/external amenity space (lounge/screen/dinner room) and double height reception area, but does not propose an ancillary gym as the previous proposal did.
- 2.3 During the course of the application some additional/revised plans were submitted after omissions and inconsistencies were identified on the plans originally submitted. For example, the level of detailing on the plans in terms of cycle parking and bin stores had decreased and that was rectified during the application. Clarifications relating to the commercial waste collection location. Furthermore, more information has been submitted in relation to the energy and sustainability based elements of the proposals, as part of officer feedback on the proposals.

3. Public Consultation

- i. Neighbour Consultation
No statutory requirement for any for this type of application.
- ii. Chair & Vice Chair of the Planning Application Committee and Abbey Ward Councillors
Not required following changes to the scheme of delegation in April 2020. Nevertheless, given ward councillors interest in application 220512/NMA (see relevant history section below), ward councillors were informally consulted. One ward councillor replied seeking some clarifications, but this did not constitute an objection to the application, nor was there any request for the application to be called in for consideration at a future planning applications committee meeting. Accordingly, the application has been progressed under delegated powers.

4. Internal / External Consultations

RBC Transport Officer - The carpark layout on the lower ground floor plan has been updated to suit layout changes, however, carpark numbers to remain the same. EV charging has been increased to provide a charger for every two spaces and evenly distributed within the parking area which supports the Council's policies for investing in new infrastructure to encourage and enable low carbon or low energy travel choices for private transport.

There are no transport objections to the proposed NMA application, however, it should be noted that the carpark layout changes do result in the changes to the proposed bin stores and refuse collection points approved under permission 170326. Therefore, it is recommended that the Council's Waste department is consulted for feedback prior to approving the NMA.

RBC Waste Services Officer - Main consideration is to ensure that the 10m distance for Waste Services to collect residential bins from is maintained in the scheme. RBC Waste Services are less concerned regarding commercial refuse facilities, given these would be undertaken privately and not by RBC.

RBC Natural Environment Officer - With reference to the 'Summary of Proposed Amendments Phase 2' document dated August 2022 and the Planning Statement dated August 2022 it is noted that the proposal does not change the footprint of the scheme. Moreover, it does not appear that any changes are made to the landscaping other than the addition of blue/green roofs.

It is slightly frustrating that the approved and proposed plans within the Summary of Proposed Amendments Phase 2' document gives different landscape annotations, resulting in the impression that there are changes, but that has been dismissed.

It is noted that the intention is to provide details of the proposed blue/green roofs when the remainder of condition 34 is submitted for approval for Blocks B1 & B2 - condition 34 relates to SuDs, but inclusion of a blue/green roof would also usually fall under condition 26 (landscaping) as specification will be required for approval, with a potential knock-on impact for condition 28 (LMP) if relevant green roof maintenance is not included; both already agreed under 200476/APC. In the circumstances a new condition should be added, with this being pre-construction (given the impact a green/blue roof will have on building structure/design) to secure details and a maintenance strategy.

In terms of the proposed attenuation tank, sprinkler tank and pump room, the section drawing 0420 A appears to show the sprinkler tank and attenuation tank below the final ground level of the north-south link, i.e. below the base of the raised areas in which the trees will be planted. As such, these elements would not impact the tree planting.

It is noted that Site Landscape General Arrangement Plan 1903-MWA-00-XX-DR-L-0001 Rev 15 has been provided (Rev 08 was approved under 200476/APC) - it is assumed that this does not show any changes / change the ability to implement the approved landscaping, given that the description of changes within the Planning Statement and Summary document do not include amendments to landscaping. The applicant should be advised of this assumption in the decision.

In conclusion and on the assumption that the application has been understood correctly, there are no objections.

Lead Local Flood Authority (RBC SuDS Officer) - Upon review of the old SuDs submissions (at the time of the original application, changes to the wording of condition 34 under application 190793/NMA and as part of the partial approval of details of condition 34 under application 191578/APPCON - see relevant history below) they indicate that infiltration would not be feasible and therefore attenuation and blue/green roof would be the main way forward, especially on a site like this. Minor infiltration is proposed on some of the grassed areas but not much as a result of grounds conditions.

Having reviewed the revised condition 34 this does require a detailed drainage strategy to be submitted prior to each phase and as such this alleviates initial concerns that this should have been provided with this application in order to assist in the justification of the application. On this basis there are therefore no objections, subject to the drainage strategy being submitted in accordance with condition 34 (which is an existing requirement and does not require refinement as part of this application).

RBC Sustainability Manager - A series of comments have been received, which have facilitated correspondence with the applicant. In general terms the move away from CHP is generally welcomed, but is likely to be as a result of the scheme being non-compliant with building regulations. Prior to accepting the ASHP approach, robust justification should be provided that ground source (and in particular open loop) is not viable. In addition, the desire for the scheme to connect to future district energy networks should be highlighted and advanced.

5. Plans Considered

- i. The Council, in reaching its recommendation, has taken into consideration the supporting letter and application form submitted by the applicant, together with the following plans:

3622_SC_0101 Rev H Proposed site block plan, as received 04/08/22
3622_SC_0199 Rev GG Lower ground floor plan, as received 06/10/22
3622_SC_0200 Rev CC Ground floor plan, as received 04/08/22
3622_SC_0201 Rev V First floor plan, as received 04/08/2022
3622_SC_0202 Rev U Second floor plan, as received 04/08/2022
3622_SC_0203 Rev V Third floor plan, as received 04/08/2022
3622_SC_0204 Rev T Fourth floor plan, as received 04/08/2022
3622_SC_0205 Rev S Fifth floor plan, as received 04/08/2022
3622_SC_0206 Rev S Sixth floor plan, as received 04/08/2022
3622_SC_0207 Rev R Seventh floor plan, as received 04/08/2022
3622_SC_0208 Rev R Eighth floor plan, as received 04/08/2022
3622_SC_0209 Rev R Ninth floor plan, as received 04/08/2022
3622_SC_0210 Rev R Tenth floor plan, as received 04/08/2022
3622_SC_0212 Rev V Roof plan, as received 04/08/2022
3622_SC_0300 Rev K Site elevation - South, as received 04/08/2022
3622_SC_0301 Rev J Site elevation - West, as received 04/08/2022
3622_SC_0302 Rev L Site elevation - North, as received 04/08/2022
3622_SC_0303 Rev G Site elevation - East, as received 04/08/2022
3622_SC_0350 Rev K Street scene elevations - south & north, as received 04/08/2022
3622_SC_0351 Rev J Street scene elevations - east & west, as received 04/08/2022
3622_SC_0400 Rev J Site section 1, as received 04/08/2022
3622_SC_0401 Rev J Site section 2, as received 04/08/2022
3622_SC_0402 Rev J Site section 3, as received 04/08/2022
3622_SC_0405 Rev F Site section 7, as received 04/08/2022
3622_SC_0408 Rev F Site section 10, as received 04/08/2022
3622_A1_0300 Rev L Block A1 - North elevation, as received 04/08/2022
3622_A1_0301 Rev G Block A1 - South elevation, as received 04/08/2022
3622_A1_0303 Rev F Block A1 - West elevation, as received 04/08/2022
3622_A2_0300 Rev M Block A2- North elevation, as received 04/08/2022
3622_A2_0301 Rev G Block A2- South elevation, as received 04/08/2022
3622_A2_0303 Rev F Block A2- West elevation, as received 10/10/2022
3622_A2_0400 Rev G Block A2- Section AA & BB, as received 04/08/2022
3622_B1_0300 Rev J Block B1- North elevation, as received 04/08/2022
3622_B1_0301 Rev D Block B1- South elevation, as received 04/08/2022
3622_B1_0302 Rev D Block B1- East elevation, as received 04/08/2022
3622_B1_0303 Rev C Block B1- West elevation, as received 04/08/2022
3622_B1_0400 Rev F Block B1- Section AA & BB, as received 04/08/2022
3622_B1_0500 Rev D Block B1- Typical bay study 1 & 2, as received 04/08/2022
3622_B2_0300 Rev M Block B2- North elevation, as received 04/08/2022
3622_B2_0301 Rev E Block B2- South elevation, as received 04/08/2022
3622_B2_0302 Rev D Block B2- East elevation, as received 04/08/2022
3622_B2_0303 Rev C Block B2- West elevation, as received 04/08/2022
3622_B2_0400 Rev E Block B2- Section AA & BB, as received 04/08/2022
3622_B2_0500 Rev C Block B2- Typical bay study 1 & 2, as received 04/08/2022
1903-MWA-00-XX-DR-L-0001 Rev 15 - Landscape General Arrangement, as received 04/08/2022
3622_0500 Rev C B2 Commercial/Pedestrian Walkway/IDR Study Entrance Canopy - Design Intent Study, as received 04/08/2022
3622_0503 Rev D Block B Courtyard Perimeter Railing - Design Intent Study, as received 04/08/2022
3622_0511 Rev C Block B1 - Side Access Study - adjacent to The Chatham, as received 04/08/2022
3622_0753 Rev K Schedule of Accommodation - Building B2, as received 04/08/2022
3622_0810 Rev E Flat numbers - Lower ground to 2nd floor, as received 04/08/2022
3622-A1-0420 Rev A Section Through Sprinkler Tank & Attenuation Tank, as received 04/08/2022

Planning Statement by Ridge Version 1.2 dated August 2022, as received 04/08/2022
Weldale Street Daylight and Sunlight Assessment by Hydrock, Ref WDS-HYD-00-ZZ-RP-ME-0002-06
Revision 06 dated April 2022, as received 04/08/2022
Energy and Sustainability report by Hydrock Ref 20219-HYD-XX-XX-RP-Y-5001 Issue P02 dated
23/02/2022, as received 04/08/2022

Drawing List dated October 2022, as received 06/10/2022
Summary of Proposed Amendments Phase 2 Weldale Street, Reading by AWW Issue 4 dated 31
August 2022, as received 06/09/2022
Weldale Street, Daylight and Sunlight Response by Hydrock Ref 12123-HYD-XX-XX-L-Y-0001
Daylight and Sunlight Response dated and received 06/09/2022
Email from Ridge Ref Document Issue No. 0001 - Land at Weldale Street, Reading (221160/NMA),
as received 06/09/2022
Email from Ridge Ref RE: Weldale Street, Reading (221160/NMA), as received 06/10/2022
Letter from Hydrock 'Weldale St Reading (221160/NMA)' Ref 20219-MEP-GS-L-001, dated
12/10/2022, as received 13/10/2022
Letter from Ridge '221160/NMA Weldale Street Reading' dated 09/11/2022, as received
14/11/2022
Weldale Street, Reading - Phase 2 Technical Note - Potential Impact of installation of open loop
heating pump wells on controlled waters by Fairhurst, Ref 144490, as received 14/11/2022
20219-HYD-XX-XX-DR-ME-9020 Rev P01 - Future District Heating Connection
Alternative Heating Source Option Appraisal by Hydrock Ref 20219-HYD-XX-XX-RP-ME-2001Rev
01, dated 04/11/2022, as received 14/11/2022

6. Relevant Planning History

170326/FUL - Demolition of all existing buildings (including 3 retail units) and structures, and
erection of new buildings ranging between lower ground & 4 storeys to lower ground & 11
storeys in height, providing 427 (233x1, 182x2 & 12x3-bed) residential units (Class C3) and 1
flexible ground floor retail shop (Class A1) or restaurant and cafe (Class A3) unit, together with
new public realm, landscaping, accesses, parking and associated works (amended description).
Granted following completion of s106 legal agreement 15/03/18.

190787/APPCON - Discharge of condition 32 (Archaeology) of planning permission 170326.
Discharged 27/06/2019.

190793/NMA - Non-material amendments to permission 170326 (granted on 15/03/2018) to
amend the wording of conditions 15, 34 and 43 to allow details to be submitted on a phase-by-
phase basis, and amend the wording of condition 32 to allow archaeological works to take place
via an agreed timetable rather than pre-commencement (amended description). Agreed
27/06/2019.

191011/APPCON - Discharge of conditions 18 (contaminated land remediation scheme), 21 (land
gas investigation methodology), 22 (land gas scheme) and 23 (land gas validation report) of
permission 170326. Conditions discharged 13/08/2019.

191017/APPCON - Discharge of condition 5 (Construction Method Statement) of permission
170326. Discharged 16/12/2019.

191275/VARIAT - Variation of condition 2 (approved plans) of planning permission 170326
[Demolition of all existing buildings and erection of new buildings providing 427 residential units
(Class C3) and 1 flexible Class A1 or A3 unit, together with new public realm, landscaping,
accesses, parking and associated works], namely for various minor material amendments
including a reduction to 422 (231x1, 180x2 & 11x3 -bed) residential units (Class C3) and
replacement with internal amenity space for Block A residents, various associated external

alterations to Block A windows, doors, entrances, landscaping, at roof level and associated works. Withdrawn 17/03/2020.

191578/APPCON - Partial discharge of condition 34 (parts b), c) & f)) associated with SuDS details for phases 2, 3 & 6 of permission 170326 (as amended by agreed non-material amendments 190793). Relevant parts discharged 25/11/2019.

191930/APPCON - Discharge of condition 36 (foundation designs) of planning permission 170326. Discharged 08/01/2020.

191974/NMA - Non-material amendments to planning permission 170326, as granted 15/03/2018, to amend the description of development and, by consequence, alter the wording of condition 2 (approved plans) to incorporate a reduction from 427 to 422 residential units, provision of internal amenity space for Block A residents, various associated external alterations to Block A windows, doors, entrances, landscaping, at roof level and associated works (amended description). Agreed 12/03/2020.

192024/APPCON - Discharge of condition 4 (materials) of planning permission 170326. Discharged 16/04/2020.

200476/APPCON - Discharge of conditions 26 (hard and soft landscaping), 27 (tree pit and raised planter details) and 28 (landscaping management plan) of permission 170326 (as amended by agreed non-material amendments 190793 and 191974). Split decision 07/01/2021 - condition 28 discharged. Condition 26 & 27 details submitted acceptable, but development (beyond demolition) had already commenced prior to the issuing of the decision notice (development beyond demolition commenced in 2020, whereas the wording of the condition required all details to be submitted to and approved in writing by the Local Planning Authority prior to commencement barring demolition. However, it was confirmed that on the basis of the information provided there were considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement, providing that the development was undertaken in accordance with the details submitted.

201602/NMA - Non-material amendments to planning permission 170326, as granted 15/03/2018 to alter the wording of condition 2 (approved plans) to enable photovoltaic panels and an associated handrail at roof level of Block A2 (fronting Chatham Street) and air vent to east elevation of Block A1 at fifth floor level (amended description). Agreed 08/12/2020.

210356/APPCON - Discharge of conditions 3 (vehicle parking, cycle parking and bin storage per phase) and 48 (emergency services access strategy) of planning permission 170326 (as amended by agreed non-material amendments 191974). Discharged 28/05/2021.

210562/APPCON - Partial discharge of condition 17 (Mechanical Plant noise assessment) in respect of Blocks A1 & A2 and discharge of condition 50 (ancillary gym noise assessment) of planning permission 170326 (also incorporating non-material amendments agreed by 191974). Discharged 25/05/2021.

211067/APPCON - Discharge of condition 15 (air quality mitigation) of planning permission 170326 (also incorporating changes agreed by 191974/NMA). Discharged 08/09/2021.

211462/NMA - Non-material amendments to permission 170326 (granted on 15/03/2018) to change the wording of condition 40, altering the trigger point for submission of public art details. Agreed 23/09/2021.

211701/NMA - Non-material amendments to permission 170326 (granted on 15/03/2018) to alter the wording of conditions 2 (approved plans) and 43 (on-site play-space facilities) to provide communal seating/outdoor furniture instead of the approved play-space facilities within the Block A courtyard. Agreed 16/12/2021.

211917/APPCON - Partial discharge of condition 10 (postal addresses) in respect of Blocks A1 & A2 and discharge of conditions 41 (external lighting) and 45 (security strategy) of planning permission 170326. Discharged 25/03/2022.

211931/NMA - Non-material amendments to permission 170326 (granted on 15/03/2018) to alter the wording of conditions 2 (approved plans) to provide 13 electric vehicle charging points adjacent to the western site boundary, alterations to flat entrances at lower ground floor level on western elevation of Block A1, amendments to boundary wall on the north elevation of Block A1 fronting Weldale Street, relocation of cycle stands adjacent to the east elevation entrance of Block A2, relocation of roof level flue at Block A1 fronting Chatham Street, amendment to alignment of retaining wall to the south west of Block A1, proposed handrails to ramped section of path to the south of Block A2 and amendment to the planting bed in the courtyard of the A Blocks. Agreed 16/02/2022.

220360/APPCON - Discharge of conditions 4 (materials) and 26 (landscaping) of planning permission 170326. Condition not discharged 05/05/2022. Confirmation could not be taken that the condition was discharged, as the development (beyond demolition) had already commenced prior to the issuing of this decision notice (development beyond demolition commenced in 2020, whereas the wording of the condition required all details to be submitted to and approved in writing by the Local Planning Authority prior to commencement barring demolition). However, it was confirmed that on the basis of the information provided there were considered to be no outstanding planning matters in relation to these conditions, nor matters of enforcement, providing that the remainder of the development is undertaken in accordance with the details submitted.

220436/APPCON - Discharge of conditions 37a) (as built SAP assessment Block A1 - Phase 2) and 37b) (as built SAP assessment Block A2 - Phase 3) of planning permission 170326. Discharged 11/04/2022.

220512/NMA - Non-material amendments to planning permission 170326, as granted 15/03/2018, to amend the description of development and, by consequence, alter the wording of conditions 2 (approved plans), 38 (energy measures) and 49 (unit mix) (as added by 191974) to incorporate a reduction from 427 to 418 residential units (reduction to 422 already agreed through 191974) and omission of 1 flexible ground floor retail shop (Class A1) or restaurant and cafe (Class A3) unit, both to provide an internal amenity space and ancillary gym (Class C3) for Block B residents, various external alterations to Block B windows, doors and entrances, introduction of roof-level solar PV panels and blue/green roof, hot water air source heat pumps in place of CHP plant, provision of attenuation tank, sprinkler tank, pump room and additional electric vehicle charging points at lower ground floor level and associated works. Withdrawn 18/05/2022.

220617/APPCON - Discharge of condition 19 (contaminated land validation report) of planning permission 170326. Condition not discharged 07/06/2022, but details submitted were considered acceptable. The decision notice clarified that the construction of the development commenced prior to the issuing of the decision notice, whereas the wording of the condition required these details to be submitted to and approved by the Local Planning Authority prior to construction of the development. However, it was confirmed that on the basis of the information provided there were considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement, providing that the remainder of the development is undertaken in accordance with the details submitted.

221674/APPCON - Discharge of condition 40 (Public art scheme) of planning permission 170326 (wording of condition previously varied by NMA 211462 on 23/09/2021). Discharged 08/12/2022.

7. Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular 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 development.

8. Relevant Planning Guidance

- i. Whilst there is no statutory definition of what constitutes a ‘non-material’ amendment, Section 96A, part 2 of the Town and Country Planning Act 1990 (as amended) states that, *"In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."*

9. Relevant Policies

- i. The proposed amendments are assessed for materiality - not on the basis of their planning merits. Planning policies therefore do not apply.

10. Appraisal

A number of changes are proposed as part of this application. It is therefore most appropriate to consider each in turn:

- **amend the description of development**

The High Court Finney ruling, in November 2019, in simple terms does not allow changes to descriptions of development through the s73 (minor material amendment) route. That does not apply in this instance as the application is sought under s96a (non-material amendment), where such changes can be incorporated (should it be appropriate to do so). As a result of the proposed changes (as assessed separately below) this would facilitate the overarching description changing from that originally included on the 170326 decision notice. This cannot be specified via condition, so in the circumstances it is recommended that an informative specifies, for the purposes of clarity and completeness, that the description of development effectively becomes the following (which also incorporates other previous NMAs too):

Demolition of all existing buildings (including 3 retail units) and structures, and erection of new buildings ranging between lower ground & 4 storeys to lower ground & 11 storeys in height, providing 418 residential units (Class C3) and 1 flexible ground floor retail shop (Class A1) or restaurant and cafe (Class A3) unit, together with new public realm, landscaping, accesses, parking and associated works (amended description).

- **by consequence amending the description of development (and the proposed changes), alter the wording of condition 2 (approved plans)**

The various changes to the scheme, as assessed below, has facilitated a range of revised plans to be submitted to reflect the current iteration of the scheme. These are all to be duly noted on the recommended decision notice, as per the conditions section of this report.

- **by consequence amending the description of development (and the proposed changes), alter the wording of condition 38 (energy measures)**

The changes to the scheme, as proposed, require alterations to the wording of condition 38 (energy measures). The assessment of the changes are detailed below (in the ‘revised energy

strategy for Block B' sub-section), but from a procedural perspective to facilitate this change, the wording of condition 38 will be altered as follows:

Wording as per 170326:

No dwelling hereby approved (associated with the relevant phase of development) shall be first occupied until the energy measures hereby approved in the Energy and Sustainability Report by Hydrock, Ref C161063, Issue P02, dated 16/01/17, as received 28/02/17, have been completed.

Reason: To ensure that the development contributes adequately towards environmental sustainability through energy measures, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM1 and DM2 of the Sites and Detailed Policies Document 2012 (Altered 2015).

Now proposed wording:

- a) Prior to the first occupation of any dwelling hereby approved, associated with the relevant phase of development - i) phase 2 / Block A1, ii) phase 2 / Block A2, in accordance with the approved phasing details specified on drawing 3622_0250 Rev D Phasing Plan, as received 14/02/2020, the energy measures hereby approved in the Energy and Sustainability Report by Hydrock, Ref C161063, Issue P02, dated 16/01/17, as received 28/02/17, shall have been completed.
- b) Prior to the first occupation of any dwelling hereby approved, associated with the relevant phase of development - iii) phase 4 / Block B2, iv) phase 5 / Block B1, in accordance with the approved phasing details specified on drawing 3622_0250 Rev D Phasing Plan, as received 14/02/2020, the energy measures hereby approved in the Weldale St buildings B1 & B2, Reading Energy and Sustainability Report by Hydrock, Ref 2019-HYD-XX-XX-RP-Y-5001, Issue P02, dated 23/02/2022, as received 04/08/2022, shall have been completed.

Reason: To ensure that the development contributes adequately towards environmental sustainability through energy measures, in accordance with Policies CC2, CC3, CC4 and H5 of the Reading Borough Local Plan 2019.

The proposed wording differentiates between the energy strategy associated with Blocks A1 and A2, and that forthcoming as part of Blocks B1 and B2. The Block A wording follows the original wording and is unchanged as it does not form part of the proposed changes. It is however necessary to retain reference to this stage of the condition, as although Block A is now occupied, it is a compliance condition and should any issues arise in due course, the Council would retain the ability to enforce the condition.

In contrast, part b) of the condition now relates solely to the strategy emerging and subject to this application in relation to Blocks B1 & B2. Hence the separation of the condition and specific reference to the individual strategies for each of the two blocks, in the interests of clarity. From a procedural perspective this is considered appropriate.

- **by consequence amending the description of development (and the proposed changes), alter the wording of condition 49 (unit mix)**

The changes in the mix (in the context of the original permission and previous NMA 191974) are shown in the table below:

	1-bed	2-bed	3-bed	Total
Original permission 170326	233 (54.57%)	182 (42.62%)	12 (2.81%)	427
191974/NMA approved	231 (54.74%)	180 (42.65%)	11 (2.61%)	422
Changes between 170326 & 191974	-2	-2	-1	-5
Current application 221160	229 (54.78%)	179 (42.82%)	10 (2.39%)	418
Changes between 170326 & current application	-4	-3	-2	-9
Changes proposed solely as part of current application 221160	-2	-1	-1	-4

The further increase in one-bed units and reduction in three-bed units is considered disappointing and regrettable. However, in the overall grand scheme of the consideration of the mix/number of units as a whole, the proposed changes are not considered so radically different from the original mix. This original mix was justified and considered appropriate at the time of original application 170326. Therefore, the now proposed mix is not considered to be materially different or harmful when considered within this wider context.

To facilitate this change, the wording of condition 49 (as added through application 191974) would be altered as follows:

Wording as per 191974:

No change to the unit mix (231 x 1-bed, 180 x 2-bed & 11 x 3-bed residential units) shall be made to the development hereby permitted without written approval from the Local Planning Authority.

REASON: In order to ensure that the proposed development provides an appropriate range of housing opportunities / dwelling types to meeting requirements for different groups, in accordance with Policy H2 of the Reading Borough Local Plan 2019.

Now proposed wording:

No change to the unit mix (**229** x 1-bed, **179** x 2-bed & **10** x 3-bed residential units) shall be made to the development hereby permitted without written approval from the Local Planning Authority.

Reason: In order to ensure that the proposed development provides an appropriate range of housing opportunities / dwelling types to meeting requirements for different groups, in accordance with Policy H2 of the Reading Borough Local Plan 2019.

The change in the wording of this condition seeks to align with the proposal, which as per the commentary above is considered to be appropriate.

- **incorporate a reduction from 427 to 418 residential units (reduction to 422 already agreed through 191974)**

In the context of the original permission the proposed changes, when also recognising the reduction of 5 units agreed by 191974, would reduce the overall number of residential units by 9 from 427 to 418. This specific proposal seeks a reduction of 4 units, 3 at ground floor level and 1 at first floor level - all relate to approved market housing units. Whilst noting it is unusual for an application to subsequently seek to provide fewer units than originally approved, in this case the ancillary facilities would improve the overall standard of accommodation for the occupiers of this block as a whole (as discussed separately below). Therefore, officers are content that this reduction in units can be agreed, whilst also acknowledging that there would soon be a tipping point (when reductions are considered cumulatively) in the acceptability of such switches under

the non-material amendment application procedure (and instead cumulatively be considered to go beyond a non-material amendment and be a minor material amendment). Such a tipping point is however not considered to have been reached at this juncture.

Linked to this, the applicant has also submitted an updated daylight and sunlight assessment which updates the results of the originally submitted assessment, taking into account the changes proposed to the reconfiguration of Block B as proposed. Such changes are minimal, given the nature of the proposals is essentially similar to before (there is no change to the overall form, scale and mass of the building), with the exception of the removal of ground/first floor units to accommodate the internal amenity space and double height entrance. The applicant considers that the re-assessment carried out shows that the minor changes to the layout in Blocks B1 and B2 have had only a negligible change to the previously approved scheme. This conclusion is considered to be robust by officers.

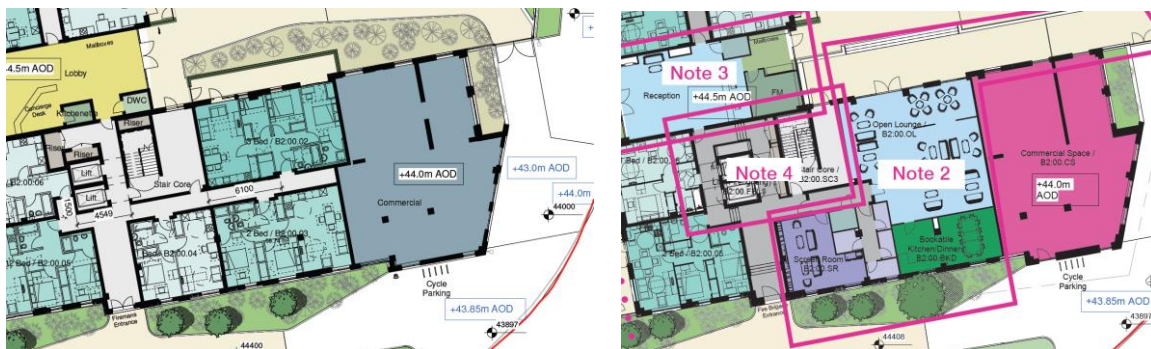
Nevertheless, prior to the registration of the application it was noted to the applicant that the submitted report was based on the 2011 BRE guidance, which as of June 2022 has been superseded by new BRE guidance. In response, the applicant's advisor Hydrock advised the following:

Hydrock's opinion that the results of the original assessment are not materially altered by the updated guidance. Furthermore, this Non-Material Amendment (NMA) seeks the removal of four apartments in Block B1 and their replacement with communal space. The proposed communal space would not be assessed for daylight performance under the 2011 or 2022 version of BR209. All other apartments remain as previously approved and therefore no additional assessment is needed.

In the context of this being a non-material amendment application, the response from the applicant is considered to be appropriate.

- provide an internal amenity space (Class C3) for Block B residents in the form of a lounge/screen/dinner room at ground floor level

At ground floor level on the southern side of the Block B development it is proposed to remove 3 approved residential units and instead provide amenity space for future occupiers, in the form of an ancillary lounge/screen/dinner room at ground floor level. Such changes would improve the quality of accommodation for future occupiers of Block B and are considered a non-material change in the context of the scheme as a whole. Separate assessment of the resultant reduction in residential units is provided in the 'reduction from 427 to 418 residential units' section above. It is also relevant to note that a similar change was incorporated within Block A as part of separate NMA 191974.



Extract of originally approved and now proposed ground floor plan

- various external alterations to Block B windows, doors and entrances (e.g. a double height entrance/reception area, which removes a first floor unit)

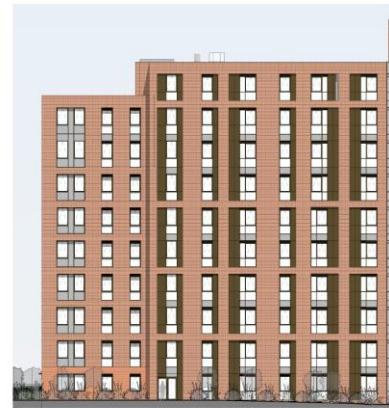
To facilitate a number of the internal changes some associated external works are proposed, as shown in the comparative visuals below. It is evident that the nature and extent of the changes are minimal and linked to the works, rather than a re-design of the scheme. The changes follow the design idiom of the original scheme and are considered to constitute non-material changes to the scheme.



Extract from proposed West Elevation



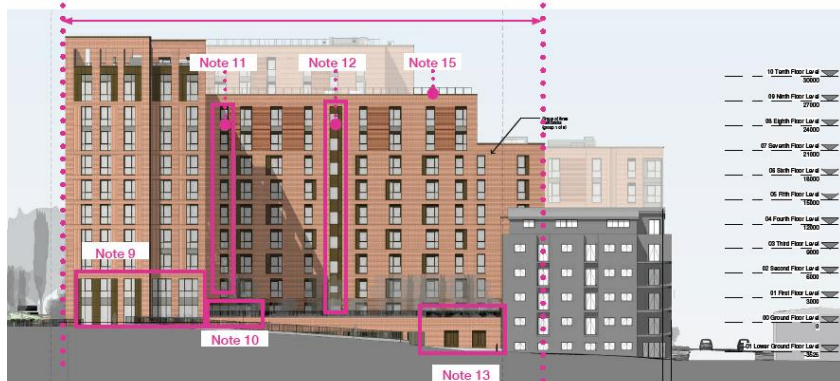
Extract from proposed Site Elevation South, 1:200 (3622SC-0300G)



Extract from approved Site Elevation South, 1:200 (3622SC-0300G)

Extract of west elevation of Block B2

Extract of south elevation of Block B2



Proposed Site Elevation - East, 1:500 (Drawing 3622-SC-0303F)

Summary of changes:

Note 9 - Fenestration updated to suit updated levels and new amenity areas

Note 10 - Fenestration updated to suit updated reception area

Note 11 - Fenestration updated to rationalize windows and allow for reception back of house area

Note 12 - Fenestration updated to suit reconfigured escape stair

Note 13- Substation doors updated In line with UKPS requirements

Note 15- PVs + Edge Protection to roof areas

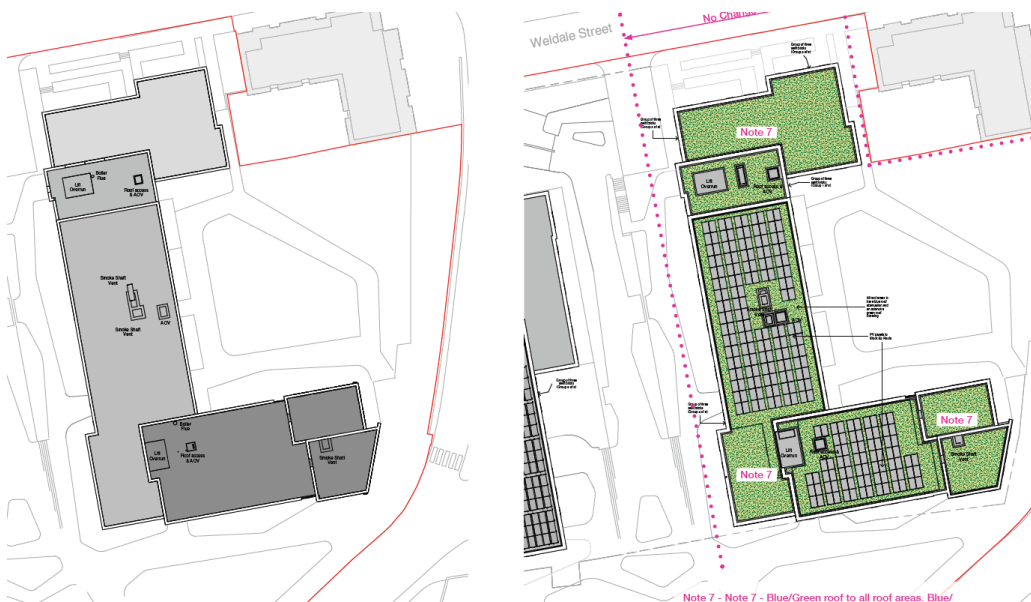


East elevation (view from IDR)

- introduction of roof-level solar PV panels and blue/green roof

The proposals seek to include two significant arrays of PV panels on the roofspaces of Blocks B1 and B2, which the applicant states amount to 225sqm of south facing panels in order to provide onsite electricity generation. It is noted that similar arrays have already been added to the Block A part of the site, as separately approved under application 201602 (see relevant history above). The proposed plans show the extent of the PV, together with the associated safety railings. Set at roof level they are considered to represent a modest addition which does not compromise the design intent of the scheme, whilst providing a betterment in terms of the sustainability / energy credentials of the scheme. Accordingly, these are welcomed and considered appropriate.

Turning to consider the blue/green roofs, an annotation on the roof plan specifies that ‘All roof areas to have blue roof attenuation and an extensive green roof covering’. Neither the Council’s SuDS or Natural Environment officers (see section 4 above) have raised any concerns with these elements, although only indicative details have presently been submitted. Whilst the applicant specifies full details will be secured through the future discharge of condition 34 (SuDS) for Blocks B1 & B2. Officers consider it would be more appropriate to secure details as part of a standalone condition, to ensure there is no confusion on the part of the applicant in terms of the level and nature of additional details required. Accordingly, an additional condition, in future referenced as condition 51, shall secure details and a maintenance strategy in this regard.



Extract of originally approved and now proposed roof plan and section showing handrails



- hot water air source heat pumps in place of CHP plant as part of a revised energy strategy for Block B

The originally approved scheme used gas fired boiler plant and combined heat and power engines for each building. The applicant has however reviewed the original approach and now proposes to move away from CHP and instead proposes to reduce carbon emissions through air source heat pumps (ASHP) and PV panels. Updated RBC Policy and SPD, adopted in 2019 since the original permission in 2017, prefer ASHP to CHP, and as such the proposed altered approach is generally welcomed. It is however also noted that the SPD specifies that ground-source (GSHP) is preferred to air-source heat pumps and, hence, officers have explored with the applicant why ASHP has been chosen rather than GSHP (in particular open loop). Following the submission of additional information during the course of the application, officers are content that adequate justification has been provided in this regard.

In addition, discussions have been undertaken with the applicant in terms of district heating, given the site is within one of the four clusters specified in the SPD. The applicant has demonstrated that the site could connect to a future network in due course, without physically proposing this at present. In the circumstances of the existing permission (which the applicant could continue to implement should it wish to - thereby continuing with the now out-dated CHP system), the altered strategy being a welcomed improvement in comparison with the original scheme and this being a NMA application, then it is considered that the changes can be agreed. In correspondence with the applicant it has been specified that they would be willing to accept a condition regarding the potential to connect to the future District Heating Network if it could be demonstrated that it met the six tests for conditions in line with paragraph 56 of the NPPF. Officers have considered this and, on balance, do not consider there to be scope in the terms of reasonableness (in the context of the original permission) for this to be included. In addition, with demolition works progressing on this phase of the development, construction is therefore imminent, making it problematic for this to be incorporated prior to that point; in short, it is doubtful whether it is reasonable to insist on this at this point in the process. However, the information submitted by the applicant at application stage at least demonstrates that the scheme is now future proofed in relation to district heating and it has been shown that there is scope to retrofit the required infrastructure within the building. In short, the amendments to the energy strategy are, in comparison with the originally approved position, welcomed. As per the separate commentary above, the energy condition will be re-worded accordingly to secure the now proposed strategy.

- **provision of attenuation tank, sprinkler tank, pump room as part of a modified SuDS approach**

As per the observations from the SuDS and Natural Environment officers (see section 4 above) specialist officers are content with these elements of the proposals. Explicit details have been provided to ensure that there is no overlap/conflict with the soft landscaping roots along the north-south route between Weldale Street and Chatham Street, which would be above the location of these spaces at lower ground floor level. Whilst covering a fairly substantial area in itself, the lower ground floor location and nature of the spaces are such that it is considered, within the scope of the original permission, this can be considered as a non-material amendment to the scheme.



Extract of originally approved and now proposed ground floor plan

- **Additional electric vehicle charging points at lower ground floor level**

The applicant is seeking to substantially increase the number of electric vehicle charging points within the development, with the internal lower ground floor car park now shown to include EV charging points to serve half of the parking spaces, as specified on the floor plan submitted. The principle of providing additional points is welcomed and follows a previous NMA at the site (ref

211931) where 13 additional points were agreed to be added within the external car parking area on the western side of the site, adjacent to the Block A1 mews building. As was the case previously, the use of low emissions vehicles is strongly supported, assisting air quality issues and helping to tackle carbon emissions. The location of the charging points means they will not be visible from the public realm. Accordingly, this element of the proposals is supported and welcomed as a positive addition to the scheme.

- **And various associated works ensuing from the above.**

A series of internal alterations are shown to be proposed, which in themselves would not require planning permission (as relating to unlisted buildings), but in any event do not compromise the quality of accommodation proposed. More explicitly, these relate to amendments to the smoke shafts and the core layouts.



Example of internal changes - originally approved and now proposed second floor level

In addition, it is also noted that the commercial waste store has been repositioned from the south side of the site to close to the Weldale Street entrance at lower ground floor level, making the distance from the ground floor unit greater (thereby potentially making the commercial space less attractive for a future occupier). When this potential concern was raised with the applicant it was advised that at no point has there been a direct connection between the spaces and the scheme the distance is actually shorter in the now proposed arrangement. Furthermore, the rubbish collections are going to be actively managed on site. In the context of the original permission, the arrangement is considered adequate.

In overall terms, these changes have been considered by officers, who are content that the proposed changes in all instances are acceptable, both in themselves and collectively. In short, they will assist in the development being implemented. The changes have largely been a result of design development, which can naturally be expected in a phased major project of this nature. Moreover, in a number of instances the proposed changes represent positive additions to the scheme.

Officers also consider that these changes can be made through the non-material amendment procedure. More specifically, it is not considered that the amendments, either individually or cumulatively, will have any material impact on the overall design idiom, neighbour amenities, landscaping proposals, transport, highway safety, sustainability or ecological intentions or any other consideration, set within the context of the original permission. This is primarily owing to the context of the overall original scheme and the nature of the surrounding context, with the proposed changes being of a relatively minor scale and nature in this specific context.

All changes proposed as part of these applications are therefore considered appropriate by officers and suitable to progress through the non-material amendment procedure.

An informative is recommended which states that this agreed NMA relates only to the changes highlighted. It will also be acknowledged that the agreed NMA shall only be read in the context of the substantive full permission, and is bound by all the conditions and obligations attached to the substantive permission. It is acknowledged that this application constitutes the seventh s96a

type application at the site (the others being 190793/NMA, as agreed on 27/06/2019, 191974/NMA, as agreed on 12/03/2020, 201602/NMA, as agreed on 08/12/2020, 211462/NMA as agreed on 23/09/2021, 211701/NMA as agreed on 16/12/2021 and 211931, as agreed on 16/02/2022). The cumulative impact of the NMAs have been considered together and no issues are raised in these regards. A further informative is recommended which states: In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

11. Conclusion

- i. The local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

Recommendation

Grant Non-material amendment

12. Conditions:

REPLACEMENT CONDITION 2 (these are the original 170326 approved plans and changes as proposed as part of this application; these do not incorporate changes made through separate other NMA applications - see informative 1 below explaining that all NMAs should be read together and Informative 4).

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

3622_SC_0100 Rev D Site location plan, as received 28/02/17
3622_SC_0101 Rev H Proposed site block plan, as received 04/08/22
3622_SC_0120 Rev B Demolition - Site Plan, as received 15/03/17
3622_SC_0121 Rev B Demolition - North & East Elevation, as received 15/03/17
3622_SC_0122 Rev B Demolition: South & West Elevation, as received 15/03/17
3622_SC_0123 Demolition Ground Floor Plan, as received 15/03/17
3622_SC_0124 Demolition First Floor Plan, as received 15/03/17
3622_SC_0125 Demolition Second Floor Plan, as received 15/03/17
3622_SC_0199 Rev GG Lower ground floor plan, as received 06/10/22
3622_SC_0200 Rev CC Ground floor plan, as received 04/08/22
3622_SC_0201 Rev V First floor plan, as received 04/08/2022
3622_SC_0202 Rev U Second floor plan, as received 04/08/2022
3622_SC_0203 Rev V Third floor plan, as received 04/08/2022
3622_SC_0204 Rev T Fourth floor plan, as received 04/08/2022
3622_SC_0205 Rev S Fifth floor plan, as received 04/08/2022
3622_SC_0206 Rev S Sixth floor plan, as received 04/08/2022
3622_SC_0207 Rev R Seventh floor plan, as received 04/08/2022
3622_SC_0208 Rev R Eighth floor plan, as received 04/08/2022
3622_SC_0209 Rev R Ninth floor plan, as received 04/08/2022
3622_SC_0210 Rev R Tenth floor plan, as received 04/08/2022
3622_SC_0212 Rev V Roof plan, as received 04/08/2022
3622_SC_0300 Rev K Site elevation - South, as received 04/08/2022
3622_SC_0301 Rev J Site elevation - West, as received 04/08/2022
3622_SC_0302 Rev L Site elevation - North, as received 04/08/2022
3622_SC_0303 Rev G Site elevation - East, as received 04/08/2022
3622_SC_0350 Rev K Street scene elevations - south & north, as received 04/08/2022
3622_SC_0351 Rev J Street scene elevations - east & west, as received 04/08/2022
3622_SC_0400 Rev J Site section 1, as received 04/08/2022
3622_SC_0401 Rev J Site section 2, as received 04/08/2022

3622_SC_0402 Rev J Site section 3, as received 04/08/2022
 3622_SC_0403 Rev D Site section 4 & 5, as received 30/06/17
 3622_SC_0404 Rev D Site section 6, as received 30/06/17
 3622_SC_0405 Rev F Site section 7, as received 04/08/2022
 3622_SC_0408 Rev F Site section 10, as received 04/08/2022
 3622_A1_0300 Rev L Block A1 - North elevation, as received 04/08/2022
 3622_A1_0301 Rev G Block A1 - South elevation, as received 04/08/2022
 3622_A1_0302 Rev C Block A1 - East elevation, as received 30/06/17
 3622_A1_0303 Rev F Block A1 - West elevation, as received 04/08/2022
 3622_A1_0400 Rev G Block A1 - Section AA & BB, as received 30/06/17
 3622_A1_0500 Rev C Block A1- Typical bay study 1, as received 24/07/17
 3622_A1_0501 Rev B Block A1- Typical bay study 2 & 3, as received 30/06/17
 3622_A2_0300 Rev M Block A2- North elevation, as received 04/08/2022
 3622_A2_0301 Rev G Block A2- South elevation, as received 04/08/2022
 3622_A2_0302 Rev B Block A2- East elevation, as received 30/06/17
 3622_A2_0303 Rev F Block A2- West elevation, as received 10/10/2022
 3622_A2_0400 Rev G Block A2- Section AA & BB, as received 04/08/2022
 3622_A2_0500 Rev B Block A2- Typical bay study 1 & 2, as received 30/06/17
 3622_B1_0300 Rev J Block B1- North elevation, as received 04/08/2022
 3622_B1_0301 Rev D Block B1- South elevation, as received 04/08/2022
 3622_B1_0302 Rev D Block B1- East elevation, as received 04/08/2022
 3622_B1_0303 Rev C Block B1- West elevation, as received 04/08/2022
 3622_B1_0400 Rev F Block B1- Section AA & BB, as received 04/08/2022
 3622_B1_0500 Rev D Block B1- Typical bay study 1 & 2, as received 04/08/2022
 3622_B2_0300 Rev M Block B2- North elevation, as received 04/08/2022
 3622_B2_0301 Rev E Block B2- South elevation, as received 04/08/2022
 3622_B2_0302 Rev D Block B2- East elevation, as received 04/08/2022
 3622_B2_0303 Rev C Block B2- West elevation, as received 04/08/2022
 3622_B2_0400 Rev E Block B2- Section AA & BB, as received 04/08/2022
 3622_B2_0500 Rev C Block B2- Typical bay study 1 & 2, as received 04/08/2022

1903-MWA-00-XX-DR-L-0001 Rev 15 - Landscape General Arrangement, as received 04/08/2022

C0049 L500 Rev 03 - Landscape Sections Sheet 01, as received 30/06/17
 C0049 L501 Rev 00 - Landscape Sections Sheet 02, as received 02/03/17
 C0049 L900 Rev 02 - Lighting Proposal, as received 30/06/17

3622_0500 Rev C B2 Commercial/Pedestrian Walkway/IDR Study Entrance Canopy - Design Intent Study, as received 04/08/2022

3622_0501 Rev C Entrance Canopy - Design Intent Study, as received 18/01/18

3622_0502 Rev B Block A Courtyard Perimeter Railing - Design Intent Study, as received 30/06/17

3622_0503 Rev D Block B Courtyard Perimeter Railing - Design Intent Study, as received 04/08/2022

3622_0504 Rev A Block A1/A2 Weldale Street Edge, as received 30/06/17

3622_0508 Rev B Individual Flat Entrance - Door System Proposal, as received 18/01/18

3622_0511 Rev C Block B1 - Side Access Study - adjacent to The Chatham, as received 04/08/2022

3622_0513 Rev A Chatham Street to Weldale Street Pedestrian Routes 1, as received 30/06/17

3622_0514 Rev A Chatham Street to Weldale Street Pedestrian Routes 2, as received 30/06/17

3622_0600 Rev A Flat Types, as received 13/07/17

3622_0750 Rev G Schedule of Accommodation - Building A1, as received 13/07/17

3622_0751 Rev H Schedule of Accommodation - Building A2, as received 13/07/17

3622_0752 Rev J Schedule of Accommodation - Building B1, as received 02/11/17

3622_0753 Rev K Schedule of Accommodation - Building B2, as received 04/08/2022

3622_0810 Rev E Flat numbers - Lower ground to 2nd floor, as received 04/08/2022

3622_0811 Rev A Flat numbers 3rd to 6th floor, as received 13/07/17

3622_0812 Rev A Flat numbers 7th to 10th floor, as received 13/07/17

3622_0250 Rev C Phasing Plan, as received 20/10/17

3622_0260 Rev A Public Open Space, as received 04/10/17

3622-A1-0420 Rev A Section Through Sprinkler Tank & Attenuation Tank, as received 04/08/2022

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

REPLACEMENT CONDITION 38

- a) Prior to the first occupation of any dwelling hereby approved, associated with the relevant phase of development - i) phase 2 / Block A1, ii) phase 2 / Block A2, in accordance with the approved phasing details specified on drawing 3622_0250 Rev D Phasing Plan, as received 14/02/2020, the energy measures hereby approved in the Energy and Sustainability Report by Hydrock, Ref C161063, Issue P02, dated 16/01/17, as received 28/02/17, shall have been completed.
- b) Prior to the first occupation of any dwelling hereby approved, associated with the relevant phase of development - iii) phase 4 / Block B2, iv) phase 5 / Block B1, in accordance with the approved phasing details specified on drawing 3622_0250 Rev D Phasing Plan, as received 14/02/2020, the energy measures hereby approved in the Weldale St buildings B1 & B2, Reading Energy and Sustainability Report by Hydrock, Ref 2019-HYD-XX-XX-RP-Y-5001, Issue P02, dated 23/02/2022, as received 04/08/2022, shall have been completed.

Reason: To ensure that the development contributes adequately towards environmental sustainability through energy measures, in accordance with Policies CC2, CC3, CC4 and H5 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 49

No change to the unit mix (229 x 1-bed, 179 x 2-bed & 10 x 3-bed residential units) shall be made to the development hereby permitted without written approval from the Local Planning Authority.

Reason: In order to ensure that the proposed development provides an appropriate range of housing opportunities / dwelling types to meeting requirements for different groups, in accordance with Policy H2 of the Reading Borough Local Plan 2019.

ADDITIONAL CONDITION 1 (hereafter referenced as condition 51) - Blue/green roof details

Prior to the first construction of any dwelling within phase 4 / Block B2 of the development, in accordance with the approved phasing details specified on drawing 3622_0250 Rev D Phasing Plan, as received 14/02/2020, specification details of the proposed blue/green roofs relating to Blocks B1 and B2, 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 blue/green roofs shall be installed in full prior to the first occupation of any residential unit within the relevant block (Block B1 or B2) and retained and maintained as such thereafter.

Reason: These details are required prior to construction of this phase of development because of insufficient information contained within this submission, the potential impact a green/blue 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 and CR2 of the Reading Borough Local Plan 2019.

Informatives:

1. This permission relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of the substantive planning permission granted on 15/03/2018 under reference number 170326, and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a - e.g. 190793/NMA, as agreed on 27/06/2019, 191974/NMA, as agreed on 12/03/2020, 201602/NMA, as agreed on 08/12/2020, 211462/NMA as agreed on 23/09/2021, 211701/NMA as agreed on 16/12/2021 and 211931, as agreed on 16/02/2022) for this development should be read together.
2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.
3. The Local Planning Authority has worked positively and proactively with the applicant to determine the application under the non-material amendment procedure within the agreed extended timeframes.
4. It is noted and acknowledged that some of the plans submitted show all of the various NMA changes approved since the original permission. This is useful in showing what is actually intended to be implemented and demonstrating the cumulative impact of all changes. It is also noted that this permission nevertheless relates only to the non-material amendments sought and described above, as per informative 1 above.
5. For completeness, by consequence of permission 170326 and the non-material amendments agreed as part of this and previous non-material amendment applications (Ref 190793/NMA agreed on 27/06/19, 191974/NMA, as agreed on 12/03/2020, 201602/NMA, as agreed on 08/12/2020, 211462/NMA as agreed on 23/09/2021, 211701/NMA as agreed on 16/12/2021 and 211931, as agreed on 16/02/2022), the overarching description of development has now become:

Demolition of all existing buildings (including 3 retail units) and structures, and erection of new buildings ranging between lower ground & 4 storeys to lower ground & 11 storeys in height, providing 418 residential units (Class C3) and 1 flexible ground floor retail shop (Class A1) or restaurant and cafe (Class A3) unit, together with new public realm, landscaping, accesses, parking and associated works (amended description).
6. The RBC Natural Environment Officer notes that Site Landscape General Arrangement Plan 1903-MWA-00-XX-DR-L-0001 Rev 15 has been provided (Rev 08 was approved under 200476/APC). It has been assumed that this does not show any changes / change the ability to implement the approved landscaping, given that the description of changes within the Planning Statement by Ridge Version 1.2 dated August 2022, as received 04/08/2022 and Summary of Proposed Amendments Phase 2 Weldale Street, Reading by AWW Issue 4 dated 31 August 2022, as received 06/09/2022 does not describe amendments to landscaping at ground level.