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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF PLANNING PERMISSION

To: Ridge and Partners LLP
Regent House
65 Rodney Road
Cheltenham
GL50 1HX

Application No: 221160
Application type: Non Material Amendment

Applicant: Ropemaker Properties Ltd

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

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.

At: Land Between Weldale Street and Chatham Street Reading

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 21 December 2022

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Application At: Land Between Weldale Street and Chatham Street Reading

Application No: 221160
Application type: Non Material Amendment

CONDITIONS & REASONS

1. 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

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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

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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.

2. 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.

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3. 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.

4. ADDITIONAL CONDITION 1 (hereafter referenced as condition 51)

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.

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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.

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