

DELEGATED APPLICATION REPORT

Application No: 220040/VAR

Address: Royal Berkshire Hospital, London Road, Reading, RG1 5AN

Proposal: Variation of condition 2 (approved plans) of planning permission 211134 dated 27/08/2021 (two self-contained CT Scanners at the rear of Centre Block (fronting Redlands Road) and associated works), namely to change the exterior walls of the CT Scanner Corridor from brick slips to rendered panels and the addition of four associated screened external air conditioning units.

Case Officer: David Brett

Applicant: Royal Berkshire Hospital

Received on: 12/01/2022

Valid from: 23/02/2022

Target Date: 19/05/2022, extension of time on decision agreed from 20/04/2022

Site Description and Surrounding Area

The Royal Berkshire Hospital is situated on London Road, Redlands Road and Craven Road. The relevant part of the site (as per the red line boundary) is a small area to the west of the centre block, at the Redlands Road entrance.

The surrounding area mainly comprises buildings facilitating the hospital and some residential properties. The Museum of English Rural Life sits on the western side of Redlands Road, which is a Listed Building situated within the Kendrick Road Conservation Area. To clarify, the application site is outside of a conservation area and does not include any listed buildings.

Proposal

The applicant is seeking to vary condition 2 (approved plans) of planning permission 211134 dated 27/08/2021 (two self-contained CT Scanners at the rear of Centre Block (fronting Redlands Road) and associated works), namely to change the exterior walls of the CT Scanner Units from brick slips to rendered panels. More specifically, it is seeking to change the materials of the CT Scanner units to rendered panels to match the existing centre block. The height of the CT Scanner Units is also increasing from 3m to 3.75m as measured from the west elevation drawing.

Four air conditioner units are also proposed as part of the application, two to the south elevation of each unit. Following revisions during the application, these will be screened.

From a procedural perspective, relevant guidance from the NPPG is reproduced below:

Paragraph: 015 Reference ID: 17a-015-20140306

What is the effect of a grant of permission?

Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended.

A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged. Further information about conditions can be found in the guidance for [use of planning conditions](#).

As a section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the original permission. If the original permission was subject to a planning obligation then this may need to be the subject of a deed of variation.

Paragraph: 017 Reference ID: 17a-017-20140306

Is there a definition of ‘minor material amendment’?

There is no statutory definition of a ‘minor material amendment’ but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.

Annex A: summary comparison table

Paragraph: 019 Reference ID: 17a-019-20140306

What is the application considered against?

Development plan and material considerations, under section 38(6) of the 2004 Act, and conditions attached to the existing permission. Local planning authorities should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission.

In what form must the decision be issued?

Grant: new decision notice describing the whole development and listing all conditions.
Refuse: decision notice listing reasons for refusal. Original permission with existing conditions remains in place.

Plans/Documents Considered

The following plans and documents have been supplied for this application:

- Proposed Plan - 7012.102A

Received on 12/01/2022

~~- Proposed Elevations - 7012.105B~~

~~- Royal Berkshire Hospital, Reading: CT Scanners Noise Assessment - P22-050-R01v1~~

Received on 23/02/2022

- Royal Berkshire Hospital, Reading: CT Scanners Noise Assessment - P22-050-R01v2

Received on 04/05/2022

- External Works - 7012.801G

- External Work Details - 7012.803A

Received on 09/05/2022

- Proposed Elevations - 7012.105C

Received on 16/05/2022

Relevant Planning History

Various planning applications at Royal Berkshire Hospital, none of which are particularly relevant to this application. The only relevant application is the following:

211134/FUL - Two self-contained CT Scanners at the rear of Centre Block (fronting Redlands Road) and associated works. - Application Permitted on 27/08/2021.

Consultation

Reading Borough Council, Environmental Protection - Response received on 02/03/2022

- The noise assessment submitted has been carried out in accordance with BS4142:2014+A1:2019 and the methodology has been correctly applied, however the assessment concludes that the noise rating level of the proposed plant will be less than -10dB below the background noise so there may be some adverse impact on the local noise climate.
- Our planning policy states for proposed new plant:
The noise source specific noise level (plant noise level) should be at least 10dBA below the existing background level as measured at the nearest noise sensitive receptor and the rating level should not exceed the background level (as measured in accordance with BS4142:2014).
- The noise assessment has failed to provide adequate justification for failing to achieve -10dB and therefore I recommend refusal, unless the applicant is able to amend the proposal to reduce sound levels to meet our criteria and provide an updated noise assessment.
Alternatively, the following condition could be attached to consent, however it is possible that the criteria would be met with the plant specifications proposed in this application and a new application may need to be made at a later date for alternative plant / location.

Officer Note: The above concerns raised by Environmental Protection were suitably addressed within this application and will be discussed within the appraisal.

The agent has confirmed to the Council that a site notice was erected on Friday 25th February 2022, enabling consultation for a period of 21 days and which expired on Friday 18th March 2022.

No consultation responses have been received for this application.

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 (including from consultation on the application) 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.

Relevant Planning Policy and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Reading relevant to the application site comprises the Reading Borough Local Plan (adopted November 2019).

The 'National Planning Policy Framework' ('NPPF') 2021 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Plan according to

their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given).

Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2021;
National Planning Policy Guidance 2014 onwards;

Reading Borough Local Plan (November 2019)

- CC2 Sustainable Design and Construction
- CC7 Design and the Public Realm
- CC8 Safeguarding Amenity
- EN1 Protection and enhancement of the historic environment
- EN17 Noise Generating Equipment
- TR3 Traffic, Access and Highway-Related Matters
- ER3 Royal Berkshire Hospital

Other guidance

Kendrick Road Conservation Area Character Appraisal

Appraisal

The main issues considered for these three separate applications are as follows:

- a) Development at Royal Berkshire Hospital / amenity
- b) Design and Access
- a) Development at Royal Berkshire Hospital

In accordance with policy ER3 of the Reading Borough Local Plan, development will be supported where it complies with the following criteria:

- *Where development would result in an increase in staff or visitors, it should be accompanied by measures which ensure that development does not have an adverse effect on the functioning of the highway, either as a result of increased use or by resulting in additional on-street parking in surrounding streets;*

The proposed development as revised does not include alterations to existing vehicular or pedestrian access routes or parking arrangement. Therefore, the proposed development is considered to accord with this criteria.

- *Development will conserve the listed main block on London Road and 17 Craven Road, ensuring that their use is consistent with its conservation;*

The proposed development affects a modern, non-listed part of Royal Berkshire Hospital and will in no discernible way affect the listed main block that fronts London Road. The proposed external alterations are not considered to harm the reasons for listing of 17 Craven Road due to the location of the proposed development, which is obscured by modern buildings within the hospital site.

- *Development would not result in adverse effects on the setting of listed buildings and conservation areas; and*

The proposed development is not considered to adversely affect the setting of listed buildings in the surrounding area or nearby Alexandra Road, Eldon Square and Kendrick Road Conservation Areas. The proposed development is largely obscured from the street scene along Redlands Road by the existing boundary treatment and is considered not to look out of place amongst the backdrop of the existing large modern buildings at Royal Berkshire Hospital. The proposed development is also considered not to harm the setting of the nearby Listed Building at The Museum of English Rural Life.

- *There will be no significant detrimental impact on neighbouring residential properties.*

The proposed development is not considered to detrimentally impact the living conditions to residents in the surrounding area. The proposed works are considered appropriate in terms of size, scale and location. The immediate surrounding area, including to the west of Redlands Road to the is considered a mix of hospital use, education use, and residential. It is considered unlikely that harm would be caused to the nearby residents.

The addition (in the context of this MMA application) of four air conditioning units to the south elevations of the CT Scanner Units raised initial noise concerns by EP regarding the noise generated from the AC units. The applicant has sought to address these concerns by proposing to install acoustic fencing to screen the units from residences. The height of the acoustic fencing is 1.8m as recommended by the applicants Acoustician. These details have been agreed by Environmental Protection, with a noise condition added to this decision to ensure the Council can take action should the plant be noisier than anticipated.

b) Design and Access

In terms of appearance; the proposed external walls of the corridor to the CT scanners have been changed from those approved under application 211134 from brick slips to render to match the render of the Centre Block at RBH. The change in materials from brick slips to render is considered minor with the colour of the proposed render specified on the plans to match the render to the existing block.

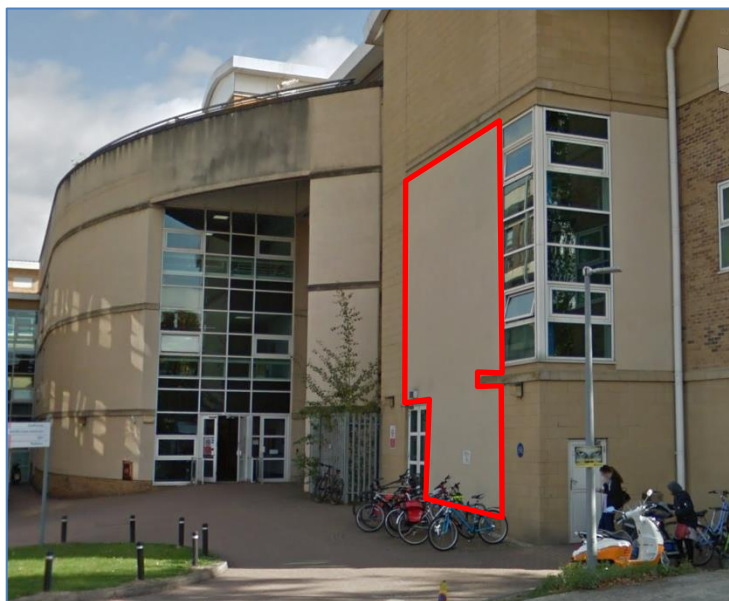


Fig 1. Google Street view image of centre block. Existing render outlined in red. Image retrieved on 16/05/2022.

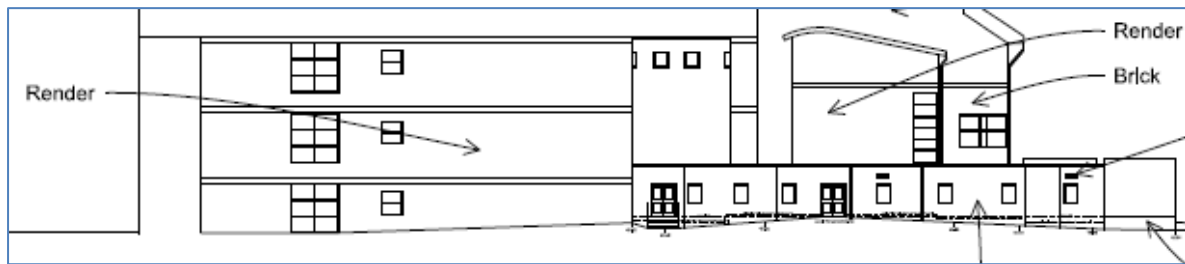


Fig 2. Proposed elevations indicating the rendered areas of the centre block.

It appears from the plans submitted under this application that the height of the proposed CT scanner units has increased from 3m to 3.75m. The change in height is not considered harmful to the character and appearance of the surrounding area. The agent has explained that when they received the shop drawings from the cabin manufacturer for the CT scanner units after planning permission was granted for application 211134, they realised that the cabin has a parapet roof to hide a space used for services to the CT scanners. This increased the height of the CT scanner units that were originally proposed within application 211134. The drawings have been updated to reflect the details provided by the manufacturer of the CT scanner units. The appearance, size and scale of the prefabricated CTS Scanner Units is not considered to harm the overall character and appearance of the surrounding area to the point of refusal under policy CC7.

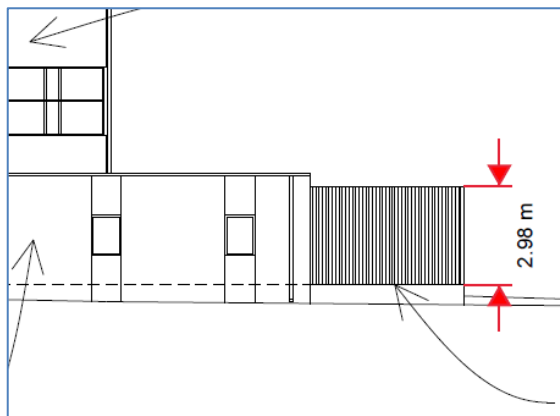


Fig 3. Drawing 'Proposed Elevations - 7012.105' approved under application 211134.

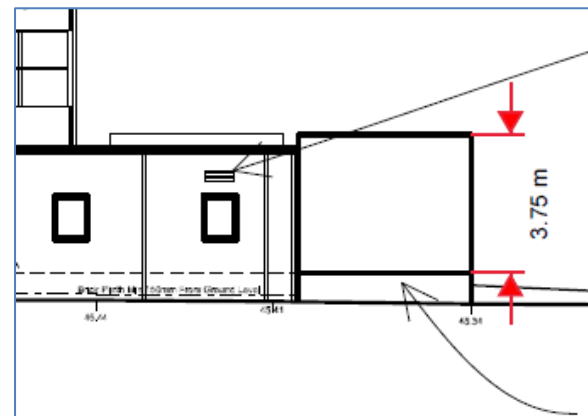


Fig 4. Drawing 'Proposed Elevations - 7012.105B' submitted for consideration under application 220040.

The acoustic screening recommended within the noises assessment has been demonstrated on the proposed elevations, the visual impact of which is considered negligible given its size and location.

The proposed development will still largely be obscured from the street scene by the existing boundary treatment at Royal Berkshire Hospital that fronts Redlands Road, and would not look out of place amongst the backdrop of the existing large modern buildings at Royal Berkshire Hospital. It is considered that the benefits of the proposal far outweigh any potential harm there may be to the visual amenity of the surrounding area.

Overall, the proposed development is considered in accordance with policy CC7 of the Reading Borough Local Plan. The overall size, scale and appearance of the proposed changing facility is considered acceptable and not harmful to the point of refusal for this application.

Conclusion

In overall terms it is considered that the revised plans are not substantially different from the previously approved development and the amendments are appropriate in themselves, which enables this variation of condition application to be supported.

Recommendation

Grant variation of condition 2.

In line with the PPG, all of the original conditions (as part of 211134) are reproduced below in blue, with the altered worded conditions (bearing in mind the PPG) in red (changed areas highlighted in yellow). Officer notes explaining the changes are also detailed in green.

TL1: Time Limit (Standard)

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.

The development hereby permitted shall begin no later than three years from the date of planning permission 211134 issued 27/08/2021.

REASON: For the avoidance of doubt and to ensure that any conditions imposed on the original permission remain in force other than as expressly hereby varied and development must be started in accordance with Section 73(5) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

AP1: Approved Plans

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

- Location and Block Plan - 7012.100
- Proposed Plan - 7012.102
- Proposed Elevations - 7012.105
- Proposed Sections - 7012.106

Received on 07/07/2021

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.

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

- Location and Block Plan - 7012.100

Received on 07/07/2021

- Proposed Plan - 7012.102A

Received on 12/01/2022

- Royal Berkshire Hospital, Reading: CT Scanners Noise Assessment - P22-050-R01v2

Received on 04/05/2022

- External Works - 7012.801G

- External Work Details - 7012.803A

Received on 09/05/2022

- Proposed Elevations - 7012.105C

Received on 16/05/2022

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.

Officer note: This condition has been updated to reflect the plans submitted in this application.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

ADDITIONAL CONDITION

N8: Noise Levels of Plant/Equipment Restricted

The specific sound level of the plant/equipment hereby approved, (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

Officer note: This condition has added as the recommendations made within the noise assessment and the details of the acoustic screening have been agreed with Environmental Protection.

Informatives

IF1: Positive and Proactive Working - approval

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 timescale for the decision to be issued.

IF5: Terms

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.

IF6: Building Control

Your attention is drawn to the possible requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

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.