

DELEGATED APPLICATION REPORT

Address: Land at Wensley Road, Reading

Application No: 220434/NMA

Proposal: Non-material amendments to permission 200122 (granted on 16/12/2020 for redevelopment to provide 46 new dwellings and associated works) including relocation of air source heat pumps, various window and door alterations, increase in column widths on south elevation of Block B2, changes to cycle and waste storage facilities, inclusion of satellite dishes & other associated building alterations

Applicant: Reading Borough Council

Date received: 25/03/2022

Date valid from: 25/03/2022

Target Decision date: Originally 22/04/2022, but an extension of time was agreed with the applicant for the decision to be issued by 25/05/2022

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

- 1.1 The application site comprises land at the western end of Wensley Road in Coley. More specifically it includes the three existing residential tower blocks of Wensley Court (north part of the site), Riversley Court (south-east corner of the site) and Irving Court (south-west corner of the site). The towers date from the early 1960s and are each 15 storeys high. In total they comprise 267 flats and are arranged around open space and associated car parking and access. More specifically, each block contains courtyard car parking immediately adjacent, as accessed from Wensley Road, which runs in a loop at this point. Former garages to the west of Wensley Court and in the north-west corner of the site have been demolished in the past year as part of the beginning of the implementation of planning permission 200122, which this application seeks non-material amendments to. Permission 200122 granted permission for 46 new dwellings and associated works, with this representing phase 1 of the Wensley Road works. Phase 2 of the wider scheme involves alterations to the existing tower blocks (see relevant history section below).
- 1.2 In the central space of the site is a play area, which includes a multi-use games area (MUGA), playground and seating spaces. There are also a variety of trees within the central green space, such as Category A Turkish Oak and London Plane. There are also significant open greenspaces adjacent to the three blocks. There is also a noticeable fall in land levels across the site from north to south, generally of 5m. A substation and water tank building is also on site, to the west of Riversley Court and the south of Wensley Court.
- 1.3 No land at the site is allocated as either Local Green Spaces or Public Open Space (as per Policy EN7). Accordingly, the non-residential elements of the application site can be described as undesignated open space under Policy EN8. The application site is wholly within Flood Zone 1. There are no specific site allocations or specific planning constraints at the site.
- 1.4 The wider area outside the site is predominantly residential in character, with a series of two-storey short-terraces, semi-detached, some detached properties and the five-storey Lesford Road flats (to the east) surrounding the site. Wensley Road forms a loop which runs around the outside of the development (and wider) site, providing a link to Holybrook Road in the east and in turn to Berkeley Avenue. A bus route (Bronze number 11) runs around the loop, with bus stops to the north-east, west and east of the site. Wensley Road is subject to 20mph speed limit, due in part to the presence of St Mary & All Saints C of E Primary School on Wensley Road. Lit footways are provided on both sides of the carriageway and a formal pedestrian crossing is present in the form of a zebra crossing adjacent to the school.

- 1.5 There are a number of planning constraints outside of the red-line boundary of the application site, but in close vicinity. The northern side of Wensley Road is a designated cycle route (Route R6). The main railway line connecting Basingstoke and Newbury to Reading runs further to the west of the application site. The nearby railway line (also within an air quality management area (as per Policy EN15), which runs as far east as the north-western element of Wensley Road, but again is outside the application site), marks a Green Link and an area of identified biodiversity interest (Policy EN12). Another area of identified biodiversity interest is also located to the north of the residential properties located on the north side of Wensley Road. Also, at this point is the designated (Policy EN7) Courage Park Public Open Space, which can be accessed on foot via a public right of way off Wensley Road to the north-west of the application site. Other public right of ways are found to the south-east of the site (running to the south of Heron Way and Lesford Road) and to the west (connecting to Southcote).
- 1.6 To the south of the application site, beyond the residential properties on the southern side of Wensley Road, the land is within Flood Zones 2 and 3, with the Holy Brook River c. 110m to the south of the application site. The Kennet and Holy Brook Meadows as a whole are a Major Landscape Feature (Policy EN13), with this area also an area of archaeological importance (Policy EN2).

2. The Proposals

- i. Non-material amendments to permission 200122 (granted on 16/12/2020) are sought. More specifically, these seek a variety of changes to the approved buildings at the site, such as:
- The relocation of air source heat pumps from the rear most part of gardens to a location adjacent to the rear elevation of properties
 - Various changes to the positions of windows and doors
 - An increase in the column widths on south elevation of Block B2
 - Changes to cycle and waste storage facilities, also facilitating the introduction of a dedicated pram storage area at ground floor level of Block B2
 - The inclusion of satellite dishes
- ii. A whole host of other associated changes to the buildings are also proposed.
- iii. In seeking to identify all of the proposed changes, the applicant has helpfully provided a schedule specifying all of the proposed changes and also explaining the rationale behind each of the changes too. This is typically as a result of design development, as would normally always be expected in a scheme of this nature. This is detailed below:

Drawing Reference	Item	Description	Reason
B.12	Columns to apartment block	Width of balcony columns increased from 440mm to 665mm	Revised for structural coordination and to rationalise brick setting out.
B.13	Change to third floor balcony, east and west elevation	Full metal balustrade replaced with partial height brick with railing above, as per front elevation.	Revised for structural coordination
A.1, B.1 & C.1	All houses - Individual air source heat pumps (ASHPs) relocated	At planning individual ASHPs were proposed within brick enclosures to the rear of the gardens, with direct maintenance access from the rear access route. ASHP are now proposed to be within an acoustic enclosure directly to the rear of each house.	Revised location reduces the amount of pipework required, improves energy efficiency of the ASHP.
A.3, B.3 & C.3	All houses - Ground floor WC increased to be M4(2) compliant	For the planning application house types were designed to meet part M4(1) requirements. Minor revision to all house layouts to provide increased M4(2) compliant ground floor WC.	To future proof homes for changing mobility requirements of tenants.
B.14	Apartment Building - Juliette balconies replaced with window and brick panel below.	At planning on the east and west gable elevation of the apartment building three Juliette balconies were shown at first and second floor. Central Juliette balcony has been replaced by a recessed brick panel and window above.	Increased cill height allows for an improved kitchen layout internally, providing the residents with increased storage and worktop space.
B.11	Apartment building - Revised north/rear elevation	Internal communal staircore layout amended. Number of windows to stair core reduced and replaced by large windows. Windows sizes adjusted to match street facing elevations.	Design amended to be compliant with AD Part B small building stair. Approved and agreed by RBC building control. Elevation amendments were made following plan changes to rationalise the window sizes, making them consistent with other window sizes.
B.9	Apartment building - Cycle store relocated	Cycle store relocated to rear of the building with external access, from the residents and maintenance garden access route.	To provide space internally for a buggy/pram store.
A.8, B.18 & C.7	Satellite dishes added.	Satellite dishes added to rear of each house, and one to the rear of Apartment building B2.	Added as part of detailed design development of telecoms services, to provide residents with alternate telecoms options.
B.10	Communal ASHP enclosure	North elevation of plan enclosure changed from brick to metal louvers.	To provide the required ventilation and acoustic attenuation for the 18 ASHP units.
A.5, B.5 & C.5	Material of individual refuse stores changed	Amended from brick with pre-cast roof to perforated metal	To allow for both roof and front openings as well as easier future replacement in the event of changing refuse requirements.
A.7, B.6 & C.6	FFLs Amended & Window Cill lowered	A2 ground FFL changed from 48.700 to 48.900. A3 ground FFL increased from 48.150 to 48.200. Upper floor FFLs and ridge heights raised proportionally. Step in ground floor level to end terrace in B1 increased from 450 to 750mm. Window cill lowered. Step in ground floor level in terrace C1 and C2 omitted.	Detailed design development of site wide Civils information, in agreement with RBC Highways Officers as part of the S27B/38 discussions.
A.8, B.17 & C.7	Minor amendments to parapet and ridge heights	Parapets to terraces houses reduced by 150mm. Ridge height to B2 increased by 100mm	Detailed design development.
A.2, B.2 & C.2	Water butts added	Additional down pipes and water butts added to all rear gardens of all houses	Recommendation provided by RBC Highways Officer in response to planning condition 40.
B.7	Relocation of refuse store to ground floor flats	Location revised to accommodate same refuse capacity as houses	Amendments made following post-planning discussions with RBC Waste Management Officer.
A.6	Stair skylight to detached houses	Skylight above stair case omitted and replaced with window on rear façade on both detached houses in block A.	To allow for easier use and internal cleaning by resident.
A.4, B.4 & C.4	Entrance & WC relocated	Ground floor WC and door flipped to resolve internal layout.	WC increased to meet M4(2) requirement in order to future proof the dwellings.
B.8	Refuse presentation points added.	Ground floor flats are designed to be fully wheelchair adapted M4(3), and if occupied by residents with mobility issues assisted collection will be provided. If not, residents to use presentation points of refuse collection days.	Amendments made following liaison with RBC Waste Management Officer.
B.15	Access to water tank relocated	Water tank access doors moved from on street to within secure rear garden access route.	Confirmed by Thames water that on street access is not required, therefore relocated to minimise risk of vandalism.
B.16	Obscured bedroom windows omitted and windows added to store.	Obscured north facing bedroom windows omitted from first floor flat. Windows added to refuse store.	Bedroom already has east facing windows. North facing obscured glazing provides little in terms of natural daylight and reducing energy efficiency. Windows added to refuse store to provide natural light.
B.19	PV panels removed from B2 east elevation	Removal of 14 PV panels on East Elevation of Block B2	Location of the PV panels inefficient due to overshadowing from adjacent roof. Number of PV panels across the site inline with sustainability targets.
A.10	Soldier Course detail panel removed above windows	Soldier Course detail panel removed above windows on rear elevations of A2 & A3.	Lintel panels removed to match design intent of terrace houses. Showing consistently across the site

- iv. In seeking to further explain and justify the proposals the applicant has also submitted a series of marked up plans to detail all of the changes on a block-by-block basis, as follows:

Block A

A.1	ASHP moved within the rear garden, adjacent to the houses
A.2	Water butts and additional rainwater pipes added
A.3	Ground floor WC increased to meet M(4) requirements
A.4	Ground floor WC and entrance door flipped to resolve internal layout
A.5	Material of individual refuse stores changed from brick to perforated metal
A.6	Roof light to stairs omitted and replaced with window on the rear elevation
A.7	A2 Ground FFL changed from 48700 to 48900. Upper floor FFLs and ridge height also raised by 200mm.
A.8	Minor Amendments to parapet and ridge heights
A.9	Satellite dishes added
A.10	Brick soldier detailing removed above window on rear elevation



Block A1 South Elevation - Current



Block A1 Rear Garden Access - Current



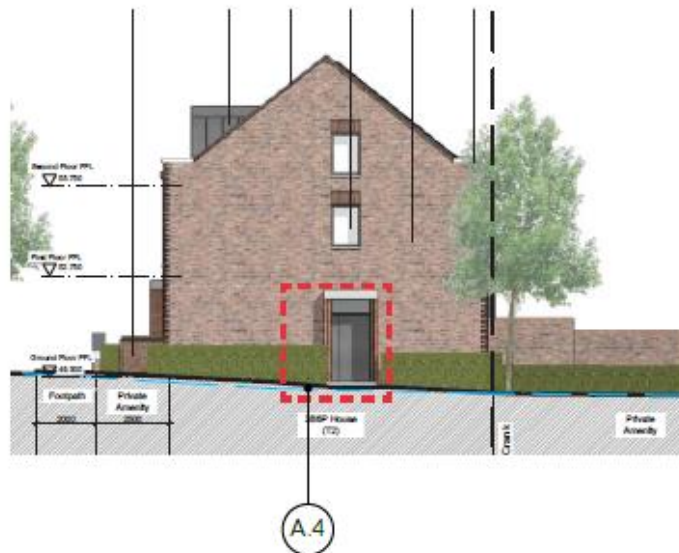
Block A1 West Elevation - Current



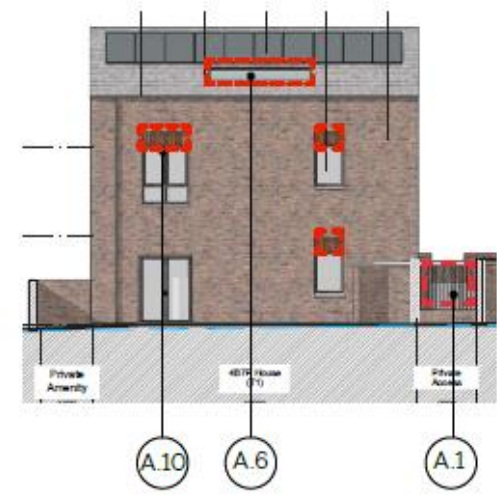
Block A2 Rear Elevation - Current



Block A1 West Elevation - Planning

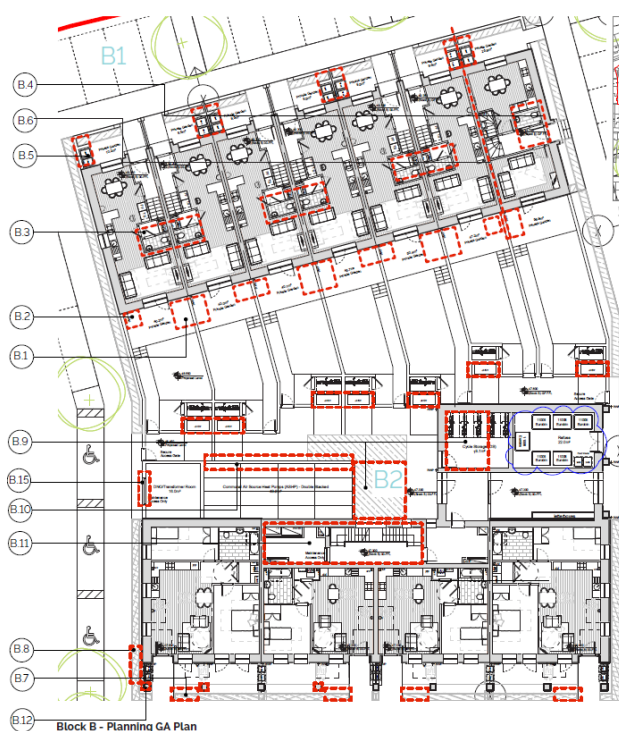


Block A2 Rear Elevation - Planning



Block B

B.1	ASHP moved within the rear garden, adjacent to the houses.
B.2	Water butts and additional rain water pipes added.
B.3	Ground floor WC increased to meet M(4)2 requirements.
B.4	Ground floor WC and entrance door flipped to resolve internal layout.
B.5	Material of individual refuse stores changed from brick to perforated metal.
B.6	Step in ground floor FFL increased from 450mm to 750mm
B.7	Location of individual refuse store to ground floor flats amended.
B.8	Refuse presentation points added.
B.9	Communal Cycle store relocated to provide pram store internally.
B.10	Communal ASHP enclosure changed from brick to acoustic louvres.
B.11	Communal staircore reconfigured in accordance with AD Part B , with window locations and sizes amended to suit.
B.12	Columns to apartment block increased from 440mm to 625mm .
B.13	Change to third floor balcony, east and west elevation from metal railings to brick.
B.14	Juliette balconies replaced with window and brick panel below.
B.15	Access to water tank relocated to rear garden access route.
B.16	Obscured bedroom windows omitted. Windows added to refuse stores.
B.17	Minor Amendments to parapet and ridge heights.
B.18	Satellite dishes added.
B.19	PV panels removed from B2 east roof due to overshadowing



* the ground floor plan was revised during the course of the application to show a door remaining on the east elevation to serve the waste store provision and further details concerning the cycle parking.

Block B1 South Elevation - Planning



Block B1 North Elevation - Planning



Block B1 South Elevation - Current



Block B1 North Elevation - Current



Block B1 East Elevation - Planning



Block B1 Rear Garden Access - Planning



Block B1 East Elevation - Current



Block B1 Rear Garden Access - Current



Block B2 South Elevation - Planning



Block B2 South Elevation - Current



Block B2 East Elevation - Planning



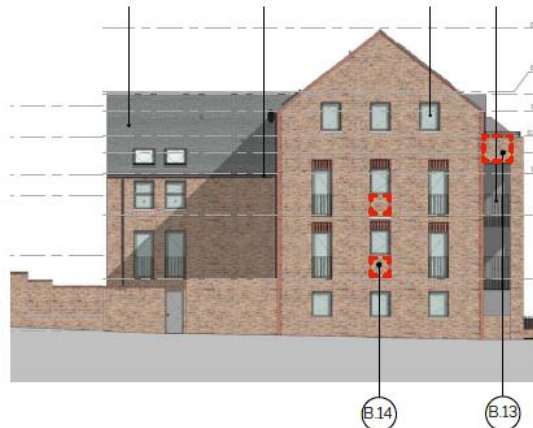
Block B2 West Elevation - Planning



Block B2 South Elevation - Current

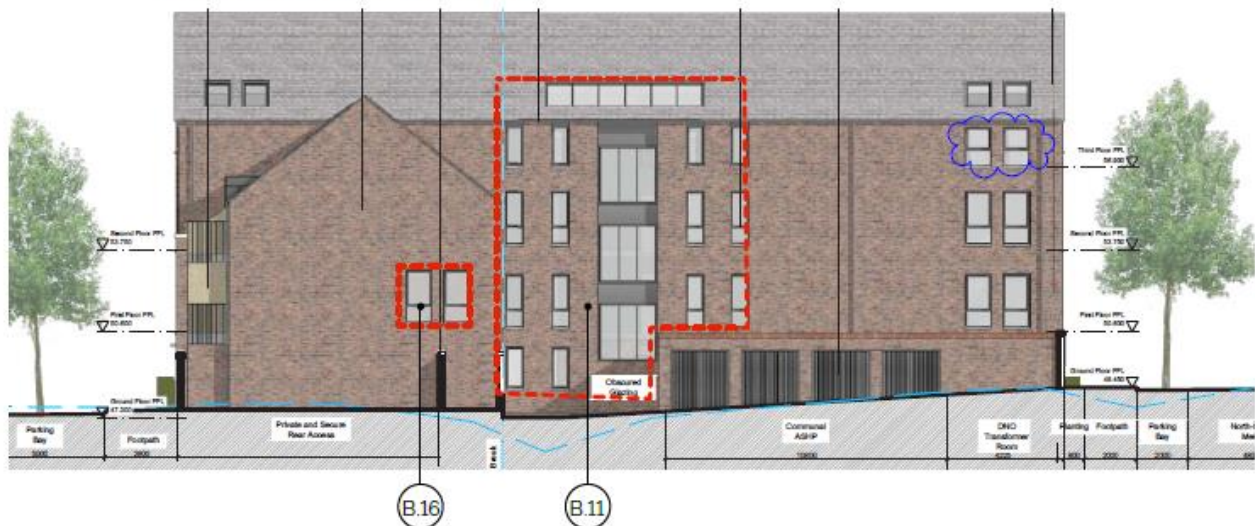


Block B2 West Elevation - Current



* During the course of the application a door on the east elevation to serve the waste store was re-introduced and shown on a revised plan.

Block B2 North Elevation - Planning



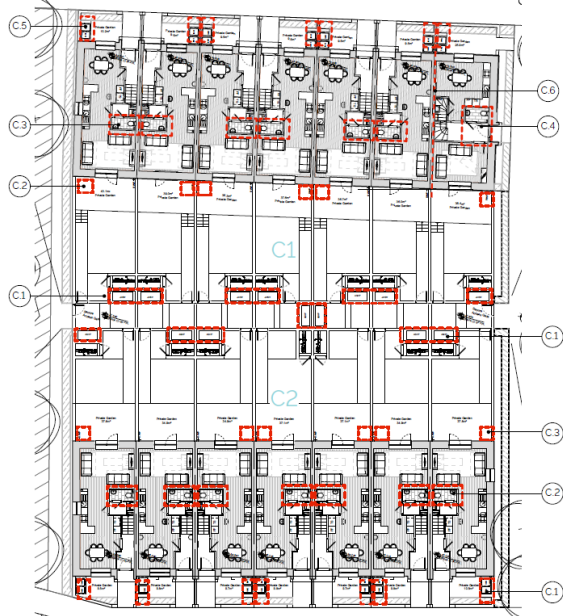
Block B2 South Elevation - Current



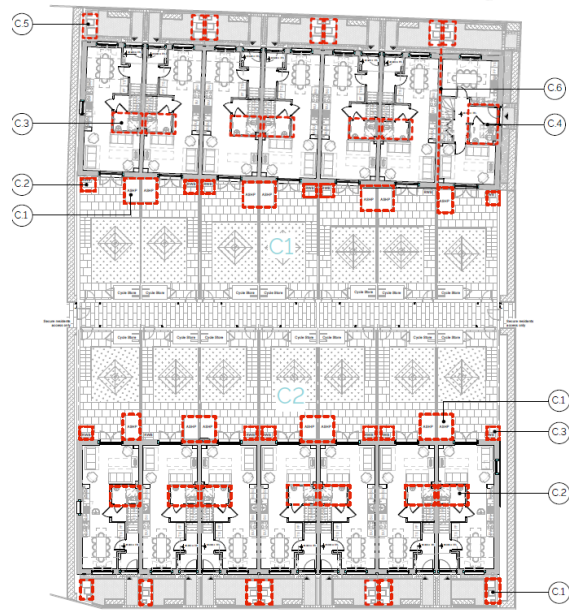
Block C

C.1	ASHP moved within the rear garden, adjacent to the houses.
C.2	Water butts and additional rainwater pipes added.
C.3	Ground floor WC increased to meet M(4).
C.4	Ground floor WC and entrance door flipped to resolve internal layout.
C.5	Material of individual refuse stores changed from brick to perforated metal.
C.6	Step in Ground Floor FFL omitted.
C.7	Minor Amendments to parapet and ridge heights.
C.8	Satellite dishes added

Block C - Planning GA Plan



Block C - Current GA Plan



Block C1 South Elevation - Planning



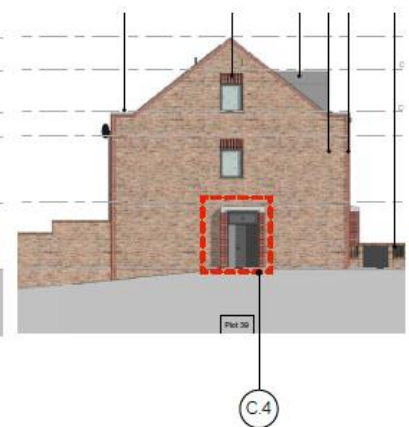
Block C1 East Elevation - Planning



Block C1 South Elevation - Current



Block C1 East Elevation - Current



Block C1 Rear Garden Access - Current



Block C1 Rear Garden Access - Planning



During the course of the application the applicant submitted, at the request of officers, proposed section plans, as these were not included within the original submission.

Furthermore, following feedback from RBC Transport (see below), further clarifications were provided in terms of the amount of cycle parking and details concerning the waste storage facilities and distances involved to kerb side collections.

Public Consultation

v. Neighbour Consultation

No statutory requirement for any for this type of application.

No responses received.

vi. Chair of the Planning Application Committee and Ward Councillors

Following changes to the scheme of delegation in April 2020 councillors are no longer required to notified via email of non-material amendment applications.

Nevertheless, Councillors were contacted on 19/05/2022 advising them of the application. Cllr Lovelock replied specifying contention with the application progressing providing ward councillors were satisfied.

After seeking some clarifications regarding the cycle parking and waste storage facilities, Cllr Gittings confirmed contention with the proposals progressing under delegated powers. Cllrs Emberson and Terry separately responded confirming contention too.

3. Internal / External Consultations

RBC Transport - initial comments sought a number of clarifications, namely:

- The Block B plan proposes a reconfiguration of the bin store which appears to removes the external door and would require access to the refuse store to be through the lobby. This will result in a further distance between the store and where a refuse vehicle can access and would be greater than the standard of 10m, as such this is likely to cause an issue with the Councils refuse team and as such clarity is required.
- For Block B no information has been provided that stipulates the exact type of cycle parking and as such I am unable to confirm whether the type and amount of cycle parking is sufficient. This must be clarified.

These queries were duly fed into the applicant, with the submission of revised/further information being submitted on 04/05/2022. This was duly considered by RBC Transport, who confirmed on 10/05/2022 that the cycle parking is to the required number and in an acceptable layout, as such the cycle parking is accepted by the Highway Authority. However, questions continued to be raised in terms of the refuse storage and collection requirements, with it recommended that the refuse storage areas were re-reviewed to ensure that a central collection point is provided so as to remove any requirement for collection areas on the Public Highway. Subsequent to this a meeting was undertaken on 16/05/2022 with the applicant, which facilitated a revised refuse drag distance plan being submitted on 19/05/2022. Transport concerns continued to be raised in relation to the central waste store serving Block B2 and the distance from some of the bins to the refuse vehicle being in excess of 10m (the Waste Services maximum collection distance), primarily owing to a combination of three factors (a) the layout of the refuse store being narrow and deep into the building away from the highway; b) the positioning of a street tree which would need to be navigated around; c) the interaction with the parking bay.

Planning Officer comment: It is not simple or preferred to alter the layout of the refuse store, as the area to the south is the main entrance to the block and the width of that can't practically be reduced and Planning Officers would not want the main entrance to be relocated to the rear of the building for safety/security/active frontages/natural surveillance reasons. Accordingly, it is the external layout element which will need to further explored, when a subsequent, separate, NMA application is submitted for site-wide external works at the site. The applicant was informed of this and RBC Transport confirmed agreement with this approach on 20/05/2022.

RBC Waste Services - Owing to the nature of the RBC Transport comments, RBC Waste Services were contacted once revised/further information was submitted on 04/05/2022. RBC Waste Services confirmed on 10/05/2022 some concerns regarding the refuse drag distances , which facilitated the meeting with the applicant on 16/05/2022, as detailed above. Further to this, RBC Waste Services concurred with the RBC Transport comments on 19/05/2022 and Planning Officer approach on 20/05/2022.

4. Plans Considered

- i. The applicant has submitted the following for consideration:

RBC-WLR_HTA-A_BA_00_DR_0200 Rev G - Block A Plan - Level 00
RBC-WLR_HTA-A_BA_00_DR_0201 Rev E - Block A Plan - Level 01
RBC-WLR_HTA-A_BA_00_DR_0202 Rev E - Block A Plan - Level 02
RBC-WLR_HTA-A_BA_RF_DR_0203 Rev E - Block A Plan - Roof Plan
RBC-WLR_HTA-A_BA_EL_DR_0205 Rev D - Block A North - Front & Rear Elevations
RBC-WLR_HTA-A_BA_EL_DR_0206 Rev D - Block A South - Front & Rear Elevations
RBC-WLR_HTA-A_BA_EL_DR_0207 Rev D - Block A - East & West Elevations
RBC-WLR_HTA-A_BA_EL_DR_0210 Rev B - Block A North- Front & Rear Elevations (Removed Gardens)

~~RBC-WLR_HTA-A_BB_00_DR_0220 Rev G - Block B Plan - Level 00 (superseded 04/05/2022)~~
RBC-WLR_HTA-A_BB_01_DR_0221 Rev E - Block B Plan - Level 01
RBC-WLR_HTA-A_BB_02_DR_0222 Rev F - Block B Plan - Level 02
RBC-WLR_HTA-A_BB_03_DR_0223 Rev F - Block B Plan - Level 03
RBC-WLR_HTA-A_BB_RF_DR_0224 Rev E - Block B Plan - Roof Plan
RBC-WLR_HTA-A_BB_EL_DR_0226 Rev D - Block B North - Front & Rear Elevations
RBC-WLR_HTA-A_BB_EL_DR_0227 Rev E - Block B South - Front & Rear Elevations
RBC-WLR_HTA-A_BB_EL_DR_0228 Rev E - Block B - East & West Elevations
RBC-WLR_HTA-A_BB_EL_DR_0230 Rev B - Block B North - Front & Rear Elevations (Removed Gardens)
RBC-WLR_HTA-A_BB_EL_DR_0231 Rev C - Block B South - Front & Rear Elevations (Removed Gardens)

RBC-WLR_HTA-A_BC_00_DR_0240 Rev F - Block C Plan - Level 00
RBC-WLR_HTA-A_BC_01_DR_0241 Rev E - Block C Plan - Level 01
RBC-WLR_HTA-A_BC_02_DR_0242 Rev E - Block C Plan - Level 02
RBC-WLR_HTA-A_BC_RF_DR_0243 Rev E - Block C Plan Roof Plan
RBC-WLR_HTA-A_BC_EL_DR_0245 Rev D - Block C North - Front & Rear Elevations
RBC-WLR_HTA-A_BC_EL_DR_0246 Rev D - Block C South - Front & Rear Elevations
RBC-WLR_HTA-A_BC_EL_DR_0247 Rev D - Block C - East & West Elevations
RBC-WLR_HTA-A_BC_EL_DR_0250 Rev B - Block C North - Front & Rear Elevations (Removed Gardens)
RBC-WLR_HTA-A_BC_EL_DR_0251 Rev B - Block C South - Front & Rear Elevations (Removed Gardens)

RBC-WLR_HTA-A_XX_ZZ_DR_0300 Rev A - 1B1PF (T1) WCH Unit Type
RBC-WLR_HTA-A_XX_ZZ_DR_0301 Rev A - 1B2PF (T1) Unit Type
RBC-WLR_HTA-A_XX_ZZ_DR_0305 Rev A - 2B3PF (T1) WCH Unit Type
RBC-WLR_HTA-A_XX_ZZ_DR_0306 Rev A - 2B4PF (T1) Unit Type
RBC-WLR_HTA-A_XX_ZZ_DR_0310 Rev A - 3B6PH (T1) Townhouse Unit type
RBC-WLR_HTA-A_XX_ZZ_DR_0311 Rev A - 3B6PH (T2) Cornerhouse Unit Type
RBC-WLR_HTA-A_XX_ZZ_DR_0315 Rev A - 4B7PH (T1) Cornerhouse Unit Type

As all received on 25/03/2022

RBC-WLR_HTA-A_BA_SE_DR_0208 Rev C - Block A - North-South Section
RBC-WLR_HTA-A_BB_00_DR_0220 Rev H - Block B Plan - Level 00
RBC-WLR_HTA-A_BB_SE_DR_0229 Rev C - Block B - North-South Section
RBC-WLR_HTA-A_BC_SE_DR_0248 Rev C - Block C - North-South Section
~~RBC-WLR_HTA-A_BB_00_SK_1635 Proposed Block B2 Refuse Drag Distance (superseded on 19/05/22)~~

Document & Drawing Register Issue Sheet Wensley Road, Reading Ref RBC-WLR by HTA

As all received on 04/05/2022

RBC-WLR_HTA-A_BB_00_SK_0150 - Proposed Block B2 Refuse Drag Distance
As received on 19/05/2022

(submitted for information purposes, rather than for approval on the future decision notice)

RBC-WLR_HTA A_XX_XX_RP_1790 - NMA Design Changes Report by HTA Issue A dated 21/03/2022
~~RBC-WLR_HTA-X_Planning_Drawing_Register_Updated_Planning_Drawing_Register (superseded 04/05/22)~~
RBC-WLR_HTA-A_XX_SC_1731 Rev E - Post-Planning Design Changes Tracker
Supporting letter by HTA, dated 23/03/2022

The above plans would effectively supersede the following approved plans specified at condition 2 of planning permission 200121:

HTA-A_DR_0200 Rev E - Block A Plan - Level 00, as received 28/07/2020
HTA-A_DR_0201 Rev C - Block A Plan - Level 01, as received 27/01/2020
HTA-A_DR_0202 Rev C - Block A Plan - Level 02, as received 27/01/2020
HTA-A_DR_0203 Rev C - Block A Plan - Roof Level, as received 27/01/2020
HTA-A_DR_0205 Rev B - Block A Elevations, as received 27/01/2020
HTA-A_DR_0206 Rev B - Block A Elevations, as received 27/01/2020
HTA-A_DR_0207 Rev B - Block A Side Elevations, as received 27/01/2020
HTA-A_DR_0208 Rev B - Block A - North-South Section, as received 27/01/2020
HTA-A_DR_0210 - Block A Elevations, as received 13/02/2020

HTA-A_DR_0220 Rev E - Block B Plan - Level 00, as received 23/07/2020
HTA-A_DR_0221 Rev C - Block B Plan - Level 01, as received 27/01/2020
HTA-A_DR_0222 Rev D - Block B Plan - Level 02, as received 23/07/2020
HTA-A_DR_0223 Rev D - Block B Plan - Level 03, as received 23/07/2020
HTA-A_DR_0224 Rev C - Block B Plan - Roof Level, as received 27/01/2020
HTA-A_DR_0226 Rev B - Block B Elevations, as received 27/01/2020
HTA-A_DR_0227 Rev C - Block B Elevations, as received 23/07/2020
HTA-A_DR_0228 Rev C - Block B Side Elevations, as received 23/07/2020
HTA-A_DR_0229 Rev C - Block B - North-South Section, as received 23/07/2020
HTA-A_DR_0230 - Block B Elevations, as received 13/02/2020
HTA-A_DR_0231 Rev A - Block B Elevations, as received 23/07/2020

HTA-A_DR_0240 Rev D - Block C Plan - Level 00, as received 27/07/2020
HTA-A_DR_0241 Rev C - Block C Plan - Level 01, as received 27/01/2020
HTA-A_DR_0242 Rev C - Block C Plan - Level 02, as received 27/01/2020
HTA-A_DR_0243 Rev C - Block C Plan - Roof Level, as received 27/01/2020
HTA-A_DR_0245 Rev B - Block C Elevations, as received 27/01/2020
HTA-A_DR_0246 Rev B - Block C Elevations, as received 27/01/2020
HTA-A_DR_0247 Rev B - Block C Side Elevations, as received 27/01/2020
HTA-A_DR_0248 Rev B - Block C - North-South Section, as received 27/01/2020

HTA-A_DR_0250 - Block C Elevations, as received 13/02/2020

HTA-A_DR_0251 - Block C Elevations, as received 13/02/2020

HTA-A_DR_0300 - 1B1P Flat - Type 1 (WCH), as received 27/01/2020

HTA-A_DR_0301 - 1B2P Flat - Type 1, as received 27/01/2020

HTA-A_DR_0305 - 2B3P Flat - Type 1, as received 27/01/2020

HTA-A_DR_0306 - 2B4P Flat - Type 1, as received 27/01/2020

HTA-A_DR_0310 - 3B6PH - Type 1, as received 27/01/2020

HTA-A_DR_0311 - 3B6PH - Type 1-A, as received 27/01/2020

HTA-A_DR_0315 - 4B7PH, as received 27/01/2020

It is noted that on the 200122 permission the proposals included a series of site-wide floor plans and sections. These have not been submitted by the applicant, given the proposals solely relate to the buildings (rather than the site as a whole or external works). The applicant has indicated that in addition to the alterations to the buildings, there will be a later separate non-material amendment application sought in relation to site-wide changes relating to the external parts of the site (not the building), with those site-wide plans/sections not submitted at this time instead being required with the future separate application. Officers consider that whilst it would have been preferable for the site-wide plans and sections to be submitted as part of this application too (so that all the approved plans as part of 200122 were included within this application), ultimately the information which has been submitted on a block-by-block basis is sufficient to assess the changes as proposed, and the application can be duly considered/determined on the basis of the information which has been submitted. In particular, the approved site plan 'HTA-A_DR_0100 Rev K - Proposed Site Plan, as received 28/07/2020' hasn't been submitted as part of this application. When it is subsequently submitted as part of the site-wide / external changes then it would also require non-material amendments to the following conditions to be sought, given this plan is referenced within the following conditions:

- 6 - vehicle parking
- 8 - provision of roads
- 9 - EV charging points
- 10 - bus shelter
- 11 - cycle parking
- 13 - refuse
- 15 - bus shelter
- 33 - wheelchair user dwellings

The applicant has been advised of this as part of their preparations for the submission of a separate/future site-wide non-material amendment application.

5. Relevant Planning History

Phase 1 applications

- 5.1 200122 - Demolition of 29 garages and development of 46 new dwelling units, including the provision of affordable homes, provided in a mixture of houses and apartments (1 bed / 2 bed / 3 bed / 4 bed) in blocks of between 2.5 to 4 storeys, and the provision of bicycle parking spaces, car parking spaces and public realm works. Granted following completion of legal agreement 16/12/2020.
- 5.2 210271 - Discharge of condition 5 (Demolition and Construction / Environmental Method Statement) of planning permission 200122, as granted on 16/12/2020 (amended description) (partly sought retrospectively). Condition not discharged 18/03/2021 as vegetation clearance/tree removal works commenced prior to details being submitted to and approved in writing by the Local Planning Authority. However, it was confirmed 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 above details.

- 5.3 210386 - Discharge of condition 30 (Design Stage SAP Assessment) of planning permission 200122, as granted on 16/12/2020. Condition discharged 16/03/2021.
- 5.4 210387 - Partial Discharge of condition 39 (Written Scheme of Investigation of Archaeological works) of planning permission 200122, as granted on 16/12/2020 (amended description) (partly sought retrospectively). Partial condition not discharged 18/03/2021, as vegetation clearance/tree removal works commenced prior to details being submitted to and approved in writing by the Local Planning Authority. However, it was confirmed on the basis of the information provided, there were considered to be no outstanding planning matters in relation to the relevant part of the condition, nor matters of enforcement, providing that the remainder of the development is undertaken in accordance with the above details.
- 5.5 210453 - Discharge of condition 16 (Contaminated Land Assessment) of planning permission 200122, as granted on 16/12/2020 (sought retrospectively). Condition not discharged 19/04/2021, as vegetation clearance/tree removal works commenced prior to details being submitted to and approved in writing by the Local Planning Authority. However, it was confirmed 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 above details.
- 5.6 210462 - Discharge of condition 28 (Habitat Enhancement Scheme) of planning permission 200122, as granted on 16/12/2020. Condition discharged 14/05/2021.
- 5.7 210498 - Discharge of condition 4 (finished floor levels) of planning permission 200122. Condition discharged 27/04/2021.
- 5.8 210514 - Discharge of condition 17 (Contaminated Land Remediation) of planning permission 200122, as granted on 16/12/2020 (sought retrospectively). Condition not discharged 19/04/2021, as vegetation clearance/tree removal works commenced prior to details being submitted to and approved in writing by the Local Planning Authority. However, it was confirmed 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 above details.
- 5.9 210515 - Discharge of condition 27 (Arboricultural Method Statement and Tree Protection Plan) of planning permission 200122, as granted on 16/12/2020 (sought retrospectively). Condition not discharged 09/04/2021 as vegetation clearance/tree removal works commenced prior to details being submitted to and approved in writing by the Local Planning Authority. However, it was confirmed 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 above details.
- 5.10 210715 - Discharge of condition 7 (vehicle access serving the refuse collection area details) of planning permission 200122, as granted on 16/12/2020. Discharged 28/05/2021.
- 5.11 210754 -Partial discharge of condition 39 (Archaeological Fieldwork Evaluation) of planning permission 200122, as granted on 16/12/2020. Partial condition not discharged 13/07/2021, as vegetation clearance/tree removal works commenced prior to details being submitted to and approved in writing by the Local Planning Authority. However, it was confirmed on the basis of the information provided, there were considered to be no outstanding planning matters in relation to the relevant part of the condition, nor

matters of enforcement, providing that the remainder of the development is undertaken in accordance with the above details. Furthermore, there is a remaining part of condition 39 which remains outstanding and details for this are required to be separately submitted and approved in writing by the local planning authority.

- 5.12 210866 - Discharge of condition 23 (hard and soft landscaping scheme) of planning permission 200122, as granted on 16/12/2020. Discharged 24/01/2022.
- 5.13 210890 - Discharge of condition 40 (Sustainable Drainage Strategy) of planning permission 200122, as granted on 16/12/2020. Discharged 16/02/2022.
- 5.14 211123 - Discharge of condition 38 (Secured by Design) of planning permission 200122, as granted on 16/12/2020. Discharged 25/08/2021.
- 5.15 211460 - Discharge of condition 3 (external materials) of planning permission 200122, as granted on 16/12/2020. Current application under consideration.

Phase 2 applications

- 5.16 210549/FUL - Various renovation works to the three tower blocks (Wensley Court, Irving Court and Riversley Court), including replacement of the external envelope and windows, extended and reconfigured entrance areas incorporating altered refuse and recycling facilities, replacement ground floor escape doors, external stairs and windows, roof level works, various landscaping works including planting and surface treatments, and external cycle parking stores. Granted 22/07/2021.
- 5.17 210550/ADV - Non-illuminated fascia signs on west elevation of No. 193 Wensley Court and No. 205 Riversley Court, and east elevation of No. 203 Irving Court, all at ground floor level; Non-illuminated fascia signs on east and west elevations of No. 193 Wensley Court, No. 203 Irving Court and No. 205 Riversley Court at 13th and 14th floor level. Granted 22/07/2021.

6. 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.

7. 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."*

8. Relevant Policies

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

9. Appraisal

- i. Officers consider that these changes (as described and explained in the proposals section above) 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, transport, waste, sustainability or any other intentions of the scheme. Whilst the proposed changes are numerous (as set out separately above), none are considered so fundamental to be considered anything but non-material amendments within the context of the original permission. The changes are typical of modifications which occur to schemes of this nature between the planning application and construction stage, when building control, servicing and a variety of other requirements are taken into account. This conclusion is also reached owing to the context of the overall approved scheme and the nature of the surrounding context, with the proposed changes being considered (both individually and cumulatively) of an inherently minor scale and nature in this overall wider context.
- i. Officers are also mindful that the Planning Practice Guidance outlines that cumulative impacts should be taken into account in s96a applications and, therefore, there would be a future tipping point in such regards. However, this is the first NMA sought in respect of this permission. However, in itself (i.e. Block A changes considered in the context of Block B & C changes, and vice-versa) all changes are individually and cumulatively considered to be non-material amendments.
- ii. An informative is recommended which states that this permission relates only to the changes specified on the plans submitted (as explained in the supporting letter and document submitted). Furthermore, each case 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. 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.

10. Conclusion

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

Recommendations

Grant Non-material amendment

The drawings hereby approved as non-material amendments to 200122 are as follows:

RBC-WLR_HTA-A_BA_00_DR_0200 Rev G - Block A Plan - Level 00
RBC-WLR_HTA-A_BA_00_DR_0201 Rev E - Block A Plan - Level 01
RBC-WLR_HTA-A_BA_00_DR_0202 Rev E - Block A Plan - Level 02
RBC-WLR_HTA-A_BA_RF_DR_0203 Rev E - Block A Plan - Roof Plan
RBC-WLR_HTA-A_BA_EL_DR_0205 Rev D - Block A North - Front & Rear Elevations
RBC-WLR_HTA-A_BA_EL_DR_0206 Rev D - Block A South - Front & Rear Elevations
RBC-WLR_HTA-A_BA_EL_DR_0207 Rev D - Block A - East & West Elevations
RBC-WLR_HTA-A_BA_EL_DR_0210 Rev B - Block A North- Front & Rear Elevations (Removed Gardens)

RBC-WLR_HTA-A_BB_01_DR_0221 Rev E - Block B Plan - Level 01
RBC-WLR_HTA-A_BB_02_DR_0222 Rev F - Block B Plan - Level 02
RBC-WLR_HTA-A_BB_03_DR_0223 Rev F - Block B Plan - Level 03
RBC-WLR_HTA-A_BB_RF_DR_0224 Rev E - Block B Plan - Roof Plan
RBC-WLR_HTA-A_BB_EL_DR_0226 Rev D - Block B North - Front & Rear Elevations
RBC-WLR_HTA-A_BB_EL_DR_0227 Rev E - Block B South - Front & Rear Elevations
RBC-WLR_HTA-A_BB_EL_DR_0228 Rev E - Block B - East & West Elevations

RBC-WLR_HTA-A_BB_EL_DR_0230 Rev B - Block B North - Front & Rear Elevations (Removed Gardens)

RBC-WLR_HTA-A_BB_EL_DR_0231 Rev C - Block B South - Front & Rear Elevations (Removed Gardens)

RBC-WLR_HTA-A_BC_00_DR_0240 Rev F - Block C Plan - Level 00

RBC-WLR_HTA-A_BC_01_DR_0241 Rev E - Block C Plan - Level 01

RBC-WLR_HTA-A_BC_02_DR_0242 Rev E - Block C Plan - Level 02

RBC-WLR_HTA-A_BC_RF_DR_0243 Rev E - Block C Plan Roof Plan

RBC-WLR_HTA-A_BC_EL_DR_0245 Rev D - Block C North - Front & Rear Elevations

RBC-WLR_HTA-A_BC_EL_DR_0246 Rev D - Block C South - Front & Rear Elevations

RBC-WLR_HTA-A_BC_EL_DR_0247 Rev D - Block C - East & West Elevations

RBC-WLR_HTA-A_BC_EL_DR_0250 Rev B - Block C North - Front & Rear Elevations (Removed Gardens)

RBC-WLR_HTA-A_BC_EL_DR_0251 Rev B - Block C South - Front & Rear Elevations (Removed Gardens)

RBC-WLR_HTA-A_XX_ZZ_DR_0300 Rev A - 1B1PF (T1) WCH Unit Type

RBC-WLR_HTA-A_XX_ZZ_DR_0301 Rev A - 1B2PF (T1) Unit Type

RBC-WLR_HTA-A_XX_ZZ_DR_0305 Rev A - 2B3PF (T1) WCH Unit Type

RBC-WLR_HTA-A_XX_ZZ_DR_0306 Rev A - 2B4PF (T1) Unit Type

RBC-WLR_HTA-A_XX_ZZ_DR_0310 Rev A - 3B6PH (T1) Townhouse Unit type

RBC-WLR_HTA-A_XX_ZZ_DR_0311 Rev A - 3B6PH (T2) Cornerhouse Unit Type

RBC-WLR_HTA-A_XX_ZZ_DR_0315 Rev A - 4B7PH (T1) Cornerhouse Unit Type

As all received on 25/03/2022

RBC-WLR_HTA-A_BA_SE_DR_0208 Rev C - Block A - North-South Section

RBC-WLR_HTA-A_BB_00_DR_0220 Rev H - Block B Plan - Level 00

RBC-WLR_HTA-A_BB_SE_DR_0229 Rev C - Block B - North-South Section

RBC-WLR_HTA-A_BC_SE_DR_0248 Rev C - Block C - North-South Section

As all received on 04/05/2022

Reason: To clarify which plans are approved and in the interests of proper planning.

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 16/12/2020 under reference number 200122, and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice 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 under the non-material amendment procedure within the agreed extended timeframes.
4. This non-material amendment application effectively replaces the following plans approved at the time of the original permission:

HTA-A_DR_0200 Rev E - Block A Plan - Level 00, as received 28/07/2020

HTA-A_DR_0201 Rev C - Block A Plan - Level 01, as received 27/01/2020

HTA-A_DR_0202 Rev C - Block A Plan - Level 02, as received 27/01/2020
HTA-A_DR_0203 Rev C - Block A Plan - Roof Level, as received 27/01/2020
HTA-A_DR_0205 Rev B - Block A Elevations, as received 27/01/2020
HTA-A_DR_0206 Rev B - Block A Elevations, as received 27/01/2020
HTA-A_DR_0207 Rev B - Block A Side Elevations, as received 27/01/2020
HTA-A_DR_0208 Rev B - Block A - North-South Section, as received 27/01/2020
HTA-A_DR_0210 - Block A Elevations, as received 13/02/2020

HTA-A_DR_0220 Rev E - Block B Plan - Level 00, as received 23/07/2020
HTA-A_DR_0221 Rev C - Block B Plan - Level 01, as received 27/01/2020
HTA-A_DR_0222 Rev D - Block B Plan - Level 02, as received 23/07/2020
HTA-A_DR_0223 Rev D - Block B Plan - Level 03, as received 23/07/2020
HTA-A_DR_0224 Rev C - Block B Plan - Roof Level, as received 27/01/2020
HTA-A_DR_0226 Rev B - Block B Elevations, as received 27/01/2020
HTA-A_DR_0227 Rev C - Block B Elevations, as received 23/07/2020
HTA-A_DR_0228 Rev C - Block B Side Elevations, as received 23/07/2020
HTA-A_DR_0229 Rev C - Block B - North-South Section, as received 23/07/2020
HTA-A_DR_0230 - Block B Elevations, as received 13/02/2020
HTA-A_DR_0231 Rev A - Block B Elevations, as received 23/07/2020

HTA-A_DR_0240 Rev D - Block C Plan - Level 00, as received 27/07/2020
HTA-A_DR_0241 Rev C - Block C Plan - Level 01, as received 27/01/2020
HTA-A_DR_0242 Rev C - Block C Plan - Level 02, as received 27/01/2020
HTA-A_DR_0243 Rev C - Block C Plan - Roof Level, as received 27/01/2020
HTA-A_DR_0245 Rev B - Block C Elevations, as received 27/01/2020
HTA-A_DR_0246 Rev B - Block C Elevations, as received 27/01/2020
HTA-A_DR_0247 Rev B - Block C Side Elevations, as received 27/01/2020
HTA-A_DR_0248 Rev B - Block C - North-South Section, as received 27/01/2020

HTA-A_DR_0250 - Block C Elevations, as received 13/02/2020
HTA-A_DR_0251 - Block C Elevations, as received 13/02/2020

HTA-A_DR_0300 - 1B1P Flat - Type 1 (WCH), as received 27/01/2020
HTA-A_DR_0301 - 1B2P Flat - Type 1, as received 27/01/2020
HTA-A_DR_0305 - 2B3P Flat - Type 1, as received 27/01/2020
HTA-A_DR_0306 - 2B4P Flat - Type 1, as received 27/01/2020
HTA-A_DR_0310 - 3B6PH - Type 1, as received 27/01/2020
HTA-A_DR_0311 - 3B6PH - Type 1-A, as received 27/01/2020
HTA-A_DR_0315 - 4B7PH, as received 27/01/2020