

**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
3rd Floor Regent House
65 Rodney Road
Cheltenham
GL50 1HX

Application No: 211931
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 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.

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: 16 February 2022



Head of Planning, Development
& Regulatory Services *J.B.M.*

Application At: Land Between Weldale Street and Chatham Street Reading

Application No: 211931

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CONDITIONS & REASONS

1. REPLACEMENT CONDITION 2

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 G Proposed Site Block Plan, as received 17/12/2021
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 EE Lower Ground Floor Plan, as received 17/12/2021
3622-SC-0200 Rev BB Ground Floor Plan, as received 03/02/2022
3622_SC_0201 Rev R First floor plan, as received 02/11/17
3622_SC_0202 Rev Q Second floor plan, as received 02/11/17
3622_SC_0203 Rev R Third floor plan, as received 02/11/17
3622_SC_0204 Rev P Fourth floor plan, as received 03/11/17
3622_SC_0205 Rev P Fifth floor plan, as received 02/11/17
3622_SC_0206 Rev P Sixth floor plan, as received 02/11/17
3622_SC_0207 Rev N Seventh floor plan, as received 30/06/17
3622_SC_0208 Rev N Eighth floor plan, as received 30/06/17
3622_SC_0209 Rev N Ninth floor plan, as received 30/06/17
3622_SC_0210 Rev N Tenth floor plan, as received 30/06/17
3622-SC-0212 Rev V Roof Plan, as received 03/02/2022
3622-SC-0300 Rev H Site Elevation South, as received 30/11/2021
3622-SC-0301 Rev H Site Elevations West, as received 17/12/2021
3622-SC-0302 Rev K Site Elevation North, as received 17/12/2021
3622_SC_0303 Rev C Site elevation - East, as received 30/06/17
3622_SC_0350 Rev J Street scene elevations - south & north, as received 17/12/2021
3622_SC_0351 Rev H Street scene elevations - east & west, as received 17/12/2021

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3622_SC_0400 Rev G Site section 1, as received 17/12/2021
3622_SC_0401 Rev G Site section 2, as received 17/12/2021
3622_SC_0402 Rev G Site section 3, as received 17/12/2021
3622_SC_0403 Rev H Site section 4 & 5, as received 17/12/2021
3622_SC_0404 Rev K Site section 6, as received 17/12/2021
3622_SC_0405 Rev D Site section 7, as received 30/06/17
3622_SC_0408 Rev D Site section 10, as received 30/06/17
3622-A1-0300 Rev K North elevation, as received 17/12/2021
3622-A1-0301 Rev F South elevation, as received 17/12/2021
3622-A1-0302 Rev H East elevation, as received 17/12/2021
3622-A1-0303 Rev E West elevation, as received 17/12/2021
3622_A1_0400 Rev J Block A1 - Section AA & BB, as received 17/12/2021
3622_A1_0500 Rev E Block A1- Typical bay study 1, as received 17/12/2021
3622_A1_0501 Rev B Block A1- Typical bay study 2 & 3, as received 30/06/17
3622_A2_0300 Rev L Block A2- North elevation, as received 17/12/2021
3622_A2_0301 Rev F Block A2- South elevation, as received 17/12/2021
3622_A2_0302 Rev B Block A2- East elevation, as received 30/06/17
3622_A2_0303 Rev E Block A2- West elevation, as received 03/02/22
3622_A2_0400 Rev D Block A2- Section AA & BB, as received 30/06/17
3622_A2_0500 Rev B Block A2- Typical bay study 1 & 2, as received 30/06/17
3622_B1_0300 Rev G Block B1- North elevation, as received 30/06/17
3622_B1_0301 Rev B Block B1- South elevation, as received 30/06/17
3622_B1_0302 Rev B Block B1- East elevation, as received 30/06/17
3622_B1_0303 Rev B Block B1- West elevation, as received 30/06/17
3622_B1_0400 Rev D Block B1- Section AA & BB, as received 30/06/17
3622_B1_0500 Rev B Block B1- Typical bay study 1 & 2, as received 30/06/17
3622_B2_0300 Rev J Block B2- North elevation, as received 30/06/17
3622_B2_0301 Rev B Block B2- South elevation, as received 30/06/17
3622_B2_0302 Rev B Block B2- East elevation, as received 30/06/17
3622_B2_0303 Rev B Block B2- West elevation, as received 30/06/17
3622_B2_0400 Rev D Block B2- Section AA & BB, as received 30/06/17
3622_B2_0500 Rev B Block B2- Typical bay study 1 & 2, as received 30/06/17
1903-MWA-00-XX-DR-L-0001 Rev 14 Landscape General Arrangement, as received 17/12/2021
C0049 L101 Rev 04 - Combined General Arrangement, as received 30/06/17
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 L502 Rev 00 - Landscape Sections Sheet 03, as received 02/03/17
C0049 L900 Rev 02 - Lighting Proposal, as received 30/06/17

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3622_0500 Rev A B2 Commercial/Pedestrian Walkway/IDR Study Entrance Canopy - Design Intent Study, as received 10/08/17
3622_0501 Rev D Entrance Canopy - Design Intent Study, as received 17/12/2021
3622_0502 Rev B Block A Courtyard Perimeter Railing - Design Intent Study, as received 30/06/17
3622_0503 Rev B Block B Courtyard Perimeter Railing - Design Intent Study, as received 30/06/17
3622_0504 Rev C Block A1/A2 Weldale Street Edge, as received 17/12/2021
3622_0508 Rev D Individual Flat Entrance - Door System Proposal, as received 03/02/22
3622_0511 Rev A Block B1 - Side Access Study - adjacent to The Chatham, as received 30/06/17
3622_0513 Rev C Chatham Street to Weldale Street Pedestrian Routes 1, as received 17/12/21
3622_0514 Rev E Chatham Street to Weldale Street Pedestrian Routes 2, as received 17/12/21
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 H Schedule of Accommodation - Building B2, as received 13/07/17
3622_0810 Rev A Flat numbers - Lower ground to 2nd floor, as received 13/07/17
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_SC_0610 Rev A Mew / Elevated Walk Way & Lighting Study, as received 17/12/21 at 1438 hours
Fast Charging Solo 3 - Freestanding Mount Datasheet Ref PP-D-200094-3, as received 17/12/21

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

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

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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, and 211701/NMA as agreed on 16/12/2021) 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. As a result of the additional EV charging points hereby approved and Natural Environment officer comments in terms of Block A1 boundary wall works, it is acknowledged that this will necessitate updated landscaping (condition 26) details to be separately submitted / discharged (beyond application 200476/APPCON determined on 07/01/2021). It is advised that no EV charging points (and works associated with their installation) should be installed until such details have been submitted / approved. This is as per correspondence during the course of this application.

5. 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.

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