

**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: DP9 Limited
100 Pall Mall
London
SW1Y 5NQ

Application No: 201534
Application type: Non Material Amendment

Applicant: SH Reading Master LLP

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 amendment to planning permission 190442/VAR to amend land uses within description of development and amend Use Classes described in Conditions 6 and 11 and 60.

At: Plot E Friar Street & Garrard Street Reading RG1 1DX

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: 25 June 2021



Head of Planning, Development & Regulatory Services *RE*

Application At: Plot E Friar Street & Garrard Street, Reading, RG1 1DX

Application No: 201534

Application type: Non Material Amendment

The description of permission 190442/VAR is hereby changed as follows:

Outline application under s.73 of the Town & Country Planning Act 1990 with all matters reserved for mixed use redevelopment of Plot E of the Station Hill site and neighbouring Telecom House site (48 to 51 Friar Street & 4 to 20 Garrard Street) to comprise the demolition of existing buildings and erection of new buildings/ structures to provide residential units (Use Class C3), a range of town centre uses, including retail and related uses (Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis)), and leisure uses (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (sui generis)), associated infrastructure, public realm works and ancillary development as permitted by planning permission 151426 granted on 26 July 2016 (as amended).

Subject to the following amended conditions:

Condition 6 of 190442/VAR: The total amount of development hereby permitted by this planning permission and within the site shall be as follows and shall not exceed at any time:

- (a) Retail (Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis)): 7,000 m² Gross External Area (GEA)
- (b) Leisure (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (sui generis)): 0m² (GEA)
- (c) Residential (Use Class C3): 33,550 m² (GEA) (370 no. dwellings)
- (d) Office: 0 m² (GEA)
- (e) Car Parking Spaces: 168 spaces
- (f) Back of House 1,200 m² (GEA)

The following shall apply to the interpretation of this Condition:

- (i) Floorspace figures exclude roof top and basement plant
- (ii) The public realm may additionally include small retail kiosks (Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis)), which in total shall not exceed 10% of the approved retail floorspace.

Reason: (a) to ensure that the development is carried out in accordance with the approved details; and (b) to ensure that the amount of floorspace is consistent with the parameters assessed in the Environmental Statement.

Policies: CC6, H1, TR1, RL2, CR11, CR1, CR4, TR3.

Date: 25 June 2021



Head of Planning, Development & Regulatory Services *RE*

Condition 11 of 190442/VAR. Not less than 1,000 sq.m. (gross external area) retail (Use Class E (a),(b) and (c)); Drinking establishments (sui generis) and/or Hot food takeaway (sui generis) floorspace shall be provided within the Plot E/Telecom House application site hereby approved and the development shall be maintained as such at all times thereafter.

Reason: to ensure a suitable retail presence within the active frontage and to ensure a suitable use mix in this Plot.

Policies: CC7, CR11, CR7

Condition 60 of 190442/VAR. No gym use (Class E, or ancillary to other use) shall be commenced until a detailed Scheme to control airborne and structure borne noise resulting from the gym use, to include a floating floor or such other mitigation as may be deemed necessary by the Local Planning Authority, has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall be implemented as approved before the gym use is commenced and retained and maintained as such at all times thereafter.

Reason: To adequately control noise specifically associated with gym uses in the interests of the amenity of surrounding residents and other users of the site.

Policies CC8, EN16, EN17, CR10

INFORMATIVES

1. This notice relates only to the changes to conditions 6, 11 and 60 as well as the description of the substantive planning permission (Ref:190442). It shall be read in the context of the substantive planning permission 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 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.

Date: 25 June 2021



Head of Planning, Development & Regulatory Services *RE*