

## **DELEGATED APPLICATION REPORT**

**Ward:** Battle

**App Nos:** 210938/NMA

**Address:** Reading West Station, Oxford Rd

**Description:** Non-material amendment to planning permission 201448 including changes to brickwork to east and west elevations and addition of rooflights.

**Case Officer:** Steve Vigar

**Applicant:** Great Western Railway

**Date received (valid from):** 8 June 2021

**Target Decision date:** 6 July 2021

**Proposals:** Non-Material Amendment to permitted application 201448 which was approved by Planning Applications Committee on 13 January 2021.

The proposals involve a change to the brickwork at the flank ends of the building, bringing the darker stacked brickwork, which was previously limited to plinth level, full height to the eaves.

Rooflights and an access hatch are proposed to the flat roof.

Minor internal changes to include cupboards and roof access ladder are also included.

### **Consultation**

Applications under S96A are not applications for planning permission, so are not covered by the publicity requirements as set out in the DMPO.

Councillors were notified of the proposals on 15 June 2021. No comments have been received in response.

The Council's Conservation and Urban Design Officer and the Highways Authority were consulted. No objections have been received.

Network Rail was consulted and has confirmed "no objections in principle to the above amendment provided the skylights are tamper and security proof to the requirements of the area which is yet to be determined."

### **Relevant Planning History:**

**201448/FUL** Improved facilities from Oxford Road entrance to platform 1 and platform 2. Provision of gate lines to enhance safety and security to the station access from Oxford Road to platform 1 and platform 2. Provision of a new station building on Oxford Road to provide ticketing, gateline, staff mess area with WC, public WC and small retail area. Approved

### **Appraisal**

The changes to the end panels are in response to comments from the Design Council design review panel. The proposals are considered to add emphasis and detail to the proposals with the darker grey stack-bonded bricks framed by the return brickwork from the main façade to provide visual interest and greater definition to the building. The changes are considered to maintain the character and appearance of the building and that of the conservation area within which it is set and are considered acceptable, and non-material, on that basis.

The additional rooflights would not be readily visible from street level and would not materially affect the appearance or nature of the proposal.

The internal changes have little impact on the proposal in Planning terms.

Network Rail's point regarding security for the rooflights is covered by existing condition 11 which requires a Security Strategy to be submitted for approval to include "Physical security measures for doors, windows, shutters etc. min standard LPS 1175 SR2."

**Recommendation:**

**Agree** Non-material Amendment:

**CONDITIONS & REASONS**

1. The following drawings are approved as a Non-material Amendment to permission 201448/FUL:
  - 19111-OA-B1-00-DR-A-3001 Revision P6, Floor Plan, dated 28 May 2021
  - 19111-OA-B1-RF-DR-A-3002 Revision P5, Roof Plan, dated 28 May 2021
  - 19111-OA-B1-XX-DR-A-5005 Revision P6, Proposed North Elevation, dated 28 May 2021
  - 19111-OA-B1-XX-DR-A-5006 Revision P6, Proposed Elevations, dated 28 May 2021

**INFORMATIVES**

1. This notice relates only to the changes to condition 2 (approved plans) of planning permission 201448/FUL. It shall only 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.