

**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: 201535
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 190441/VAR to amend land uses within description of development and amend Use Classes described in Conditions 6, 54, 55 and 63.

At: Plot F Station Hill 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: 25 June 2021



Head of Planning, Development *RE*
& Regulatory Services

Application At: Plot F Station Hill Reading

Application No: 201535

Application type: Non Material Amendment

The description of permission 190441/VAR is changed as follows:

Outline application (pursuant to Section 73 of the Town & Country Planning Act 1990) for mixed use redevelopment of the site through the demolition and alteration of existing buildings and erection of new buildings & structures to provide Offices (Use Class E (g)(i) and (g)(ii)), 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)), leisure and community (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (sui generis)), and residential units (Use Class C3), associated infrastructure, public realm works and ancillary development (all matters reserved) as permitted by planning permission 151427 granted on 26 July 2016 (as amended).

Subject to the following amended conditions

Condition 6 of 190441: The total amount of development hereby permitted by this planning permission and expressed as Gross External Areas (GEA) 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) 10,000 sqm (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)) (Plot F): 2,200 sqm (GEA)
- (c) Residential (Class C3): 19,500sqm (GEA), 168 no. dwellings
- (d) Offices (Use Class E (g)(i) and (g)(ii)): 122,000 sqm (GEA)
- (e) Car Parking: 1,000 spaces
- (f) Back of House facilities: 2,000 sqm (GEA)

And the following shall apply to the interpretation of this Condition:

- i) Floorspace figures exclude rooftop and basement plant (including the energy centre)
- 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 will not exceed 10% of the approved retail floorspace.
- iii) The leisure floorspace area excludes the rooftop pitches on the roof of Plot G.

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 54 of 190441: In relation to the amount of retail floorspace (Gross External Area), the following minimum retail (Use Class E (a),(b) and (c)); Drinking establishments (*sui generis*) and Hot food takeaways (*sui generis*) floorspace shall be provided per Plot:

Plot B: not less than 250 sqm;

Plot C: not less than 800 sqm;

Plot D: not less than 250 sqm;

Plot F: not less than 350 sqm;

Plot G: not less than 800 sqm.

Reason: to ensure a suitable retail presence within the active frontage and to ensure a suitable mix of uses across the plots.

Policies: CC7, CR11, CR7

Condition 55 of 190441: Notwithstanding the Drinking Establishment (*sui generis*) uses hereby permitted and notwithstanding the provisions of Article 3 and Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), at least one retail unit within the permitted (Use Class E (a),(b) and (c)); Drinking establishment use (*sui generis*) and Hot food takeaway use (*sui generis*) floorspace hereby permitted shall not be used for any purpose other than as a *sui generis* Drinking Establishment use of not less than 150 sq.m. Net Internal Area.

Reason: To ensure that the development replaces or enhances services and amenities lost as a result of development.

Policy: RL6

Condition 63 of 190441: 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 and other mitigation as necessary, 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, 54, 55 and 63 as well as the description of the substantive planning permission (Ref:190441). 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