

DELEGATED APPLICATION REPORT

Address: Greyfriar Church

Application No: 201409/NMA

Proposal: Non Material Amendment relating to application 190650 for the movement of the pedestrian gate position at Greyfriars Church as part of the Phase 1 works

Applicant: Greyfriars Church

Date received (valid from): 17/09/2020

Target Decision date: 9/11/2020

Case officer: Anthony Scholes

1. Site Description and Surrounding Area

- 1.1** Greyfriars Church is a Grade I listed building, completed in 1311, said to be the most complete example of Franciscan-architecture in England in use as a church. Adjoining to its West and North-west sides is a 1970s extension providing entrance lobbies for the church, a lounge area, kitchen and toilets. The main entrance doors to the church are located in this extension. On the north-west corner of the site, separate to the church is a 1980s extension providing a hall, meeting rooms, offices, a coffee shop and bookshop. Between these two permanent structures a temporary building provides additional office space. A separate small hall, dating from the early 1900s is located on the north side of the church.
- 1.2** The development site includes nos 2 and 4 Sackville Street, which were last in use as a Sui Generis (Counselling services offices) by the Council.
- 1.3** This application has been called in to Planning Applications Committee by Councillor Page, citing concerns for potential impacts on a Grade I listed Building.
- 1.4** Some works to buildings owned by religious groups or denominations in England are exempt from the provisions of The Planning (listed buildings and conservations areas) regulations (2014) by the Ecclesiastical Exemption order 2010. This includes the Church of England. The Greyfriars Church is part of the Diocese of Oxford, which is a Church of England Diocese. As such, the works to the Grade I listed building, which would normally require listed building consent, would not in this case. The Ecclesiastical Exemption does not exempt denominations from requiring planning permissions which affects the exterior of a listed building. Reading Borough Council are required to have special regard to the desirability of preserving the structure or setting of the listed building when considering whether to grant planning permission in this instance.

2. The Proposal

- i. Non-material amendments to permission 190650 (granted on 8/8/2019) are sought. More specifically, these seek in to include provision of an access gate for inclusion as part of this application (currently proposed as part of a separate application).

3. Public Consultation

- i. Neighbour Consultation

No statutory requirement for any for this type of application.

- ii. Chair & Vice Chair of the Planning Application Committee and Abbey Ward Councillors

The above councillors were notified via email of the above applications on 12/10/20, seeking any comments and agreement by 16/10/20, unless stated otherwise, to the application being determined by officers under delegated powers (i.e. should councillors wish for the applications to be considered at the Planning Applications Committee, they would need to advise officers by 16/10/20).

Cllr Page, Cllr McKenna, and Cllr Rowland responded on 12/10/2020, confirming contention that the proposed non-material amendment application can be determined by officers under delegated powers given that there are already projecting balconies elsewhere on the approved elevation.

No other responses have been received.

4. Internal / External Consultations

- i. Internal - none required
- ii. External - no statutory requirement.

5. Plans Considered

- i. The applicant has submitted a supporting letter alongside the site location plan. During the course of the application commentary was provided in response to the transport based queries raised.

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. In the context of the permitted scheme it is not considered that the amendments that seek to amend the proposal to include this gate on the location plan would have any material impact on the overall proposal. This is primarily owing to the context of the approved scheme; and the proposed changes being of a relatively minor scale and nature in this context.
- ii. An informative is recommended which states that this permission relates only to the changes highlighted on the plans. Furthermore it shall only be read in the context of the substantive permission, and is bound by all conditions attached to that 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