

DELEGATED APPLICATION REPORT

Address: Land between Weldale Street and Chatham Street, Reading

Application No: 191974/NMA

Proposal: Non-material amendments to planning permission 170326, as granted 15/03/2018, to amend the description of development and, by consequence, alter the wording of condition 2 (approved plans) to incorporate a reduction from 427 to 422 residential units, provision of internal amenity space for Block A residents, various associated external alterations to Block A windows, doors, entrances, landscaping, at roof level and associated works (amended description).

Applicant: Ropemaker Properties Ltd

Date received (valid from): 13/12/19

Target Decision date: Originally 10/01/2020, but an extension of time has been agreed until 13/03/2020

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

1.1 The application site comprises land and buildings between Weldale Street (to the north), Caversham Road (The Inner Distribution Road - IDR) / Thorn Walk (to the east) and Chatham Street (to the south). More specifically, the existing site contains three large retail buildings, which at the time of writing are in the process of being demolished, and associated servicing/car parking/electric sub-station. An area of hard/soft landscaping and pavements in the south-east corner of the proposed site is owned by Reading Borough Council (RBC) as highways land. The red line of the application site also includes the RBC highways owned pavements of Thorn Walk and Weldale Street. Of the three retail buildings (in the process of being demolished), that closest to Weldale Street was in use until 2019 by Iceland. In contrast, the other two units have been vacant for a number of years (having previously been occupied by Wickes and Multiyork). These buildings were erected in the late 1980s, with the site having previously been a bus depot (from 1950s) and terraced residential (at least from 1870). Part of the now former customer car parking is at ground level, with a portion on the western side of the site including a raised second level. Former vehicular access to the site was solely from Weldale Street, with the exit point being onto Chatham Street, effectively making this a one-way parking arrangement. The site is roughly rectangular in shape and is 1.32ha in size. There is a significant (more than 4 metres) fall in land levels from south to north at the site.

1.2 The application site is located within the Central Reading area. The site is also wholly within the West Side Major Opportunity Area (Policy CR12). The vision for the area is for '*a mixed-use extension to the west of the centre containing high-quality mixed-use environments and fostering stronger east-west links into the central core*'. Policy CR12 is structured with general points applicable to all sub-areas, then some individual guidance for each sub-area. The more general points that are particularly relevant specify that development will:

- i) Contribute towards providing a mix of uses including residential;*
- ii) Help facilitate greater pedestrian and cycle permeability, in particular on key movement corridors and east-west links through the area and between development areas and the station, including improved crossings of the IDR where achievable;*
- iv) Provide additional or improved areas of open space where possible, generally in the form of town squares, and provide additional green infrastructure where possible;*

v) Give careful consideration to the areas of transition to low and medium density residential and conservation areas and conserve and, where appropriate, enhance listed buildings and conservation areas and their settings.

vii) Demonstrate that it is part of a comprehensive approach to its sub-area, which does not prevent neighbouring sites from fulfilling the aspirations of this policy, and which contributes towards the provision of policy requirements which benefit the whole area, such as open space.

- 1.3 More specifically at an individual level, the site is the southern half of the Great Knollys Street & Weldale Street Policy CR12b sub-area. Policy CR12b states:

This area will be developed primarily for residential. Any development which would result in the loss of small business units should seek to replace as many of those units as possible, preferably on site. There should be a careful transition to the lower density residential areas to the west. Listed buildings and their settings in the area will be conserved and where possible enhanced.

Site Size: 3.02ha Indicative potential: 280-510 dwellings, no significant gain of other uses

- 1.4 The site is also within the Office Core, an air quality management area and, owing to the former bus depot use, part of the site potentially includes contaminated land. Furthermore, the Environment Agency has identified that the site overlies a principal aquifer.

- 1.5 The site is located outside of the designated (Policy CR10) tall building clusters, although the boundary of the 'Western Grouping' is immediately to the south of the application site at Chatham Street. The site is also located outside of both the Primary Shopping Area and the Central Core. The site is also outside, but adjacent to, an area of archaeological potential. It is also within Flood Zone 1, with the nearest Flood Zone 2 boundary being 45m to the north. The site is not within a conservation area, with the nearest conservation areas being as follows:

- Russell Street / Castle Hill - 170 metres to the south;
- St Mary's Butts / Castle Street Conservation Area - 330 metres to the south

- 1.6 None of the application site buildings are listed. However, the following buildings in the vicinity of the site are listed and could potentially be impacted by the proposed development:

- Grade I Listed Greyfriars Church, Friar St - 80m to the east of the site and one of the most complete surviving examples of Franciscan- architecture in England
- Grade II Listed quadrant walls and railings to former No 64 (Greyfriars Vicarage) - 125m to the east. The Vicarage itself isn't listed, but is considered a non-designated heritage asset.
- Grade II Listed Mitre Inn (No 47 West Street) including No 92 Friar Street - 125m to the south-east
- Grade II Listed W I Palmer Memorial Hall (Nos 42 and 43 West Street) - 135m to the south-east
- Grade II Listed 3 & 5 Cheapside - 145m to the south-east
- Grade II Listed Butlers Wine Vaults, Chatham Street - 60m to the south-west
- Grade II Listed 122-124 Chatham Street - 150m to the west
- Grade II Listed Mannson House, Oxford Road - 140m to the south-west
- Grade II Listed Church of the Holy Trinity, Oxford Road - 185m to the south-west

- Grade II Listed 29-31 Caversham Road - 60m to the north-east
 - Grade II Listed Regent Place, 47-57 Caversham Road - 150m to the north-east
- 1.7 The surrounding area comprises a mix of uses, predominantly commercial and residential. To the north are the two-storey light industrial and business units, a commercial garage and a four-storey residential development on Weldale Street. To the immediate north-east of the application site is The Chatham, a six-storey residential block of flats on the junction of Weldale Street and Thorn Walk. Further to the east is the IDR, beyond which are the terraced housing streets of Stanshawe Road, Sackville Street and Vachel Road. Also at this point are the Greyfriars Church (Grade I listed) and centre.
- 1.8 To the south-east, beyond the roundabout leading to the IDR below and Chatham Street / Friar Street are the four-storey head offices of Primark at 32-41 West Street (fronting onto Cheapside at this point) and the four-storey Adelphi House, which comprises a job centre at ground floor level. To the south of the site is the relatively recently built Chatham Place development, which is predominantly residential (varying from nine, eleven and up to nineteen storeys) and also includes a multi-storey car park at the western end. To the south-west of the site, adjacent to the multi-storey car park, is the listed Butler public house. Beyond this are further commercial / residential uses on Chatham Street. To the west of the site is Stratheden Place, a two and three-storey residential series of buildings, which also includes a single storey garage element on the boundary with the application site. Further to the west there is more traditional terraced housing.

2. The Proposal

- i. Non-material amendments to planning permission 170326 granted on 15/03/2018 are proposed. In short, the applicant is seeking to introduce a shared internal amenity space in the form of a resident's lounge/ kitchen, ancillary gym and 'meet & greet' area at lower ground and ground level for future occupiers of Block A. This will result in the loss of 5 residential units, taking the total number down from 427 to 422. The 'lost' units are all private units and relate to 2x1-bed, 2x2-bed and 1x3-bed units. The on-site affordable housing provision is unaltered (it actually increases in % terms very slightly by 0.12% due to the change in number of units). The external changes proposed are due to the amendments to the internal layout. Most notable are the proposed amendments to entrance lobby on the east elevation of Block A2, with the introduction of double height windows at this point. In addition, within the courtyard on the west elevation of Block A2, double height windows have been introduced where the proposed internal amenity space is to be located. More generally across Blocks A1 and A2, some windows have been altered due to the changes involved in the internal layout of the units. No changes are proposed to Blocks B1 and B2.
- ii. The changes in the mix is shown in the table below:

	1-bed	2-bed	3-bed	Total
170326 APPROVED	233 (54.57%)	182 (42.62%)	12 (2.81%)	427
191974 PROPOSED	231 (54.74%)	180 (42.65%)	11 (2.61%)	422
Changes	-2	-2	-1	-5

- iii. The changes in overall affordable housing provision are as follows:

	Affordable Housing provision	Total residential units	% affordable
170326 APPROVED	43 (30 social rent & 13 affordable rent)	427	10.07%
191974 PROPOSED	43 (30 social rent & 13 affordable rent)	422	10.19%

- iv. In the early stages of the determination period it was originally proposed for this application to only seek to change the description of development. Following discussions with officers, in conjunction with on-going discussions concerning the current minor material amendment (MMA) application 191275/VARIAT, the applicant has submitted plans / information to increase the scope / nature of the application submission (essentially moving the MMA proposals across to be considered under the NMA application). This has predominantly been owing to the implications of the High Court Finney ruling in November 2019, which in simply terms does not allow changes to descriptions of development through the s73 route.

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 application on 02/03/20, seeking any comments and agreement to the application being determined by officers under delegated powers by 09/03/2020.

Cllr Page responded on 08/03/2020, confirming contention for the application to be determined under delegated powers. Cllr Page also sought clarification as to whether there were any implications for CIL or any other contributions as part of this application, which was appropriately responded too. No further response was received.

Cllr McKenna responded on 08/03/2020, confirming contention for the application to be determined under delegated powers.

No other responses were received.

4. Internal / External Consultations (as consulted on for 191275, but equally applicable owing to the change in context for this application, as explained at section 2 iv above)

- i. Internal

- ii. RBC Transport Development Control: There are minor changes over the whole site but it would appear that the overall layout has not detrimentally changed the agreed Transport/Highways aspect of the scheme. A parking provision of 124 parking spaces was agreed under application 170326 and this provision is retained although the layout has been amended (resulting in the loss of the maintenance space).

It originally appeared that the proposals would involve the removal of 3 visitor cycle hoops on the ground floor adjacent to Block A2; these were later reinstated. With the new local plan increased EV charging points have been included, which is welcomed. All conditions and S106 obligations secured under application 170326 should be included in any new permission granted.

- iii. RBC Natural Environment: There are minor changes over the whole site but it would appear that the overall landscape provision has not detrimentally changed. The changes would mean that the previously approved landscape plans listed in condition 2 of 170326 would no longer be applicable. External Lighting layout drawing 9001 Rev P01 indicates a significant amount of lighting across the site, including within soft landscape areas. When discharging condition 26, the applicant should very carefully consider the positioning of trees in relation to lighting to avoid conflicts and ensure cable routes are outside tree pit zones. Conditions 26-31 as previously applied are still relevant. Therefore, no objections.
- iv. RBC Environmental Protection: The inclusion of an ancillary gym is noted. EP have had issues with this use in the past, so it is recommended that a noise assessment is carried out to look at the potential for structure borne noise. It is recommended that a condition is attached requiring the assessment to be carried out and the recommendations therein implemented.
- v. RBC Waste Services: Some technical concerns were raised with the proposals (e.g. access to the bin store at Block A2 and walking distances for collections). Ultimately, planning officers have judged that, given the context of the original permission (and the elements considered appropriate at that time by RBC Waste Services) and the lack of substantial changes, it is not reasonable to resist the proposals on this basis.
- vi. RBC Leisure: No objections.
- vii. Berkshire Archaeology - No comment.
- viii. RBC Licensing: No objection.
- ix. RBC Housing: No objection.
- x. RBC Valuations: Wouldn't suggest that the affordable housing issue is reopened on the basis of the information submitted.
- xi. CCTV: No objections.

- xii. GS Ecology: No objection.
- xiii. Infrastructure Monitoring Officer: A number of queries were raised with various elements of the methodology behind the CIL calculation floor plans submitted (within in the context of the approved scheme at the site). Given there are changes in the floorspace, the standard CIL informative should be included on any decision notice, with this being picked up further with the applicant post decision.
- xiv. External - no statutory requirement, but the following groups were consulted on 191275 and comments (for completeness) are summarised as follows:
- xv. Crime Prevention Design Advisor at Thames Valley Police: Originally objected on the basis of the amended layout being problematic in crime prevention design terms (create excessive permeability and unrestricted access and movements into and between blocks A1 and A2. The proposed design would facilitate opportunity for ASB and crime, and give the size of the development have a negative impact on the safety and security of residents; increase the fear of crime and undermine quality of life or community cohesion). Following amendments to the scheme (involving discussions between the applicant and the CPDA), the proposals then provided ground floor secure lobby and include compartmentalisation between residential floors. In addition, the proposals were also altered to relocate post boxes to the 'reception area', where they can be accessed by those delivering and residents alike (the postal boxes in this location will benefit from the natural surveillance offered by concierge).
- xvi. The inclusion of a concierge is welcomed in principle, as it may help create a feeling of safety. However the presence of a concierge cannot be at the expense of 'physical security', as the receptionist could be away from their desk, 'off duty' or over the life time of the development, be withdrawn completely due to budgetary requirements. Although the applicant advised that "the intention is for the reception area to be 24 hour concierge managed", if however this service is ever removed in the future then, further adaptations to the layout could potentially be retro fitted. Thus, if the manned reception hours were ever reduced from 24hrs; or, the manned concierge is ever removed; or crime and ASB within the concierge /Reception /Tech Bar becomes problematic or raises fear of crime amongst residents, the intended further adaptation to the reception layout be detailed / secured via condition. With this secured, the CPDA is satisfied with the proposals.
- xvii. Planning officer comment: It is considered that this specific request from the CPDA can be incorporated within an amended version of originally secured condition 45 (site wide security strategy), with this specifically securing details concerning measures to reception areas should manned reception hours ever be reduced below 24-hours a day or the manned concierge is ever removed.
- xviii. Sport England - does not fall within their statutory remit, so standing advice was provided.
- xix. SGN - Reminder of the need to ensure all utilities have been disconnected prior to any demolition works taking place.
- xx. Historic England - does not wish to make any comments.
- xxi. Thames Water - the applicant will need to submit their pre-development application to us and then discuss any potential diversions with the engineer dealing with their application.

- xxii. BRE (Independent review of day/sunlight assessment on behalf of the local planning authority): An initial reply raised a number of queries with the author of the report, which resulted in the submission of an updated report. In summary, BRE concludes that daylight/sunlight provision in the new scheme, though not great, is very similar to that for the consented scheme. The executive summary of the BRE review is provided in full below:

A planning application has been submitted to Reading Borough Council for a variation to a proposed development at land next to Weldale Street in central Reading. The original application was approved in 2018. The new application has been accompanied by a report 'Weldale Street: Daylight and Sunlight Assessment', revision 05, dated October 2019, which describes the potential impact on daylight and sunlight to neighbouring properties, daylight and sunlight provision within the scheme itself, and sunlight provision in the amenity spaces in the scheme. The report was written by Hydrock.

BRE have been commissioned by Reading Borough Council to evaluate this report. The assessment has been carried out using the guidelines in the BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice'.

The massing of the proposed development has not changed significantly from the scheme approved in 2018, so the daylight and sunlight impact on surrounding properties would be exactly the same. Loss of daylight to all windows in 6-14 Weldale Street and Block A of Chatham Place would be within the BRE guidelines and classed as negligible. There would be a minor adverse impact on daylight to dwellings in Stratheden Place and some on the lower floors of Block B of Chatham Place. For The Chatham, there would be a moderate adverse impact on daylight. Although there would be large relative losses in light to some windows, these are partly due to the access decks above the windows which restrict access to light from overhead.

Loss of sunlight to Chatham Place and Stratheden Place is not an issue, as the relevant windows face within 90 degrees of due north. For 6-14 Weldale Street, loss of sunlight would be within the BRE guidelines and could be classed as negligible. For The Chatham, loss of sunlight would be outside the guidelines for some windows, though they may be bedroom windows for which loss of sun would be less important.

Daylight and sunlight provision have been analysed for flats on the lower floors. The results have been used to estimate site wide figures for compliance with the BRE/BS guidelines. This is a reasonable approach.

Overall, according to Hydrock's figures, 99% of bedrooms would meet the BRE/BS minimum average daylight factors. 70% of living rooms/kitchens would meet the kitchen recommendation and 92% of them would meet the living room recommendation. This is very similar to the consented scheme. There are some living rooms with poor levels of daylight which might be improved by changing the design.

Hydrock have analysed sunlight provision in the flats. They conclude that 228 living rooms would meet the BRE annual sunlight guideline, which represents a pass rate of 54% once north facing units are taken into account. This is close to what would be achieved with a random arrangement of flats. 244 rooms, 58% of the total, would meet the winter sunlight guideline. These figures are very similar to the consented scheme.

Sunlight in open spaces within the new development would be the same as for the consented scheme. The space to the south of the new development, along Chatham Street, would meet the BRE guidelines, as would the thoroughfare through the site. The courtyard to Block B is predicted to just meet the guidelines. The courtyard to Block A would not meet the BRE guidelines, with virtually none of it receiving two hours sunlight on March 21. This space would be poorly sunlit.

The new development is not expected to have a significant impact on sunlight to any existing open spaces.

5. Plans Considered

- i. The Council, in reaching its recommendation, has taken into consideration the following documents:

For completeness, below is a list of the approved plans at the time of permission 170326

3622_SC_0100 Rev D Site location plan, as received 28/02/17

3622_SC_0101 Rev D Proposed site block plan, as received 30/06/17
 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 V Lower ground floor plan, as received 18/01/18
 3622_SC_0200 Rev T Ground floor plan, as received 02/11/17
 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 N Roof plan, as received 30/06/17
 3622_SC_0300 Rev E Site elevation - South, as received 30/06/17
 3622_SC_0301 Rev E Site elevation - West, as received 30/06/17
 3622_SC_0302 Rev E Site elevation - North, as received 30/06/17
 3622_SC_0303 Rev C Site elevation - East, as received 30/06/17
 3622_SC_0350 Rev E Street scene elevations - south & north, as received 30/06/17
 3622_SC_0351 Rev E Street scene elevations - east & west, as received 30/06/17
 3622_SC_0352 Rev B Street scene elevations - south & north (rendered), as received 30/06/17
 3622_SC_0353 Rev B Street scene elevations - east (rendered), as received 30/06/17
 3622_SC_0400 Rev D Site section 1, as received 30/06/17
 3622_SC_0401 Rev D Site section 2, as received 30/06/17
 3622_SC_0402 Rev D Site section 3, as received 30/06/17
 3622_SC_0403 Rev D Site section 4 & 5, as received 30/06/17
 3622_SC_0404 Rev D Site section 6, as received 30/06/17
 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 G Block A1 - North elevation, as received 30/06/17
 3622_A1_0301 Rev B Block A1 - South elevation, as received 30/06/17
 3622_A1_0302 Rev C Block A1 - East elevation, as received 30/06/17
 3622_A1_0303 Rev B Block A1 - West elevation, as received 30/06/17
 3622_A1_0400 Rev G Block A1 - Section AA & BB, as received 30/06/17
 3622_A1_0500 Rev C Block A1- Typical bay study 1, as received 24/07/17
 3622_A1_0501 Rev B Block A1- Typical bay study 2 & 3, as received 30/06/17
 3622_A2_0300 Rev G Block A2- North elevation, as received 30/06/17
 3622_A2_0301 Rev B Block A2- South elevation, as received 30/06/17
 3622_A2_0302 Rev B Block A2- East elevation, as received 30/06/17
 3622_A2_0303 Rev B Block A2- West elevation, as received 30/06/17
 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
 C0049 L100 Rev 12 - Illustrative Landscape Masterplan, as received 30/06/17
 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
 3622_0500 Rev A B2 Commercial/Pedestrian Walkway/IDR Study Entrance Canopy - Design Intent Study, as received 10/08/17
 3622_0501 Rev C Entrance Canopy - Design Intent Study, as received 18/01/18
 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 A Block A1/A2 Weldale Street Edge, as received 30/06/17
 3622_0508 Rev B Individual Flat Entrance - Door System Proposal, as received 18/01/18
 3622_0511 Rev A Block B1 - Side Access Study - adjacent to The Chatham, as received 30/06/17
 3622_0513 Rev A Chatham Street to Weldale Street Pedestrian Routes 1, as received 30/06/17
 3622_0514 Rev A Chatham Street to Weldale Street Pedestrian Routes 2, as received 30/06/17
 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

List of plans specifically submitted for this application:

3622_SC_0101 Rev E Proposed site block plan, as received 14/02/2020
 3622_SC_0199 Rev AA Lower ground floor plan, as received 14/02/2020
 3622_SC_0200 Rev Y Ground floor plan, as received 14/02/2020
 3622_SC_0201 Rev U First floor plan, as received 14/02/2020
 3622_SC_0202 Rev T Second floor plan, as received 14/02/2020
 3622_SC_0203 Rev U Third floor plan, as received 14/02/2020
 3622_SC_0204 Rev R Fourth floor plan, as received 14/02/2020
 3622_SC_0205 Rev R Fifth floor plan, as received 14/02/2020
 3622_SC_0206 Rev R Sixth floor plan, as received 14/02/2020
 3622_SC_0207 Rev Q Seventh floor plan, as received 14/02/2020
 3622_SC_0208 Rev Q Eighth floor plan, as received 14/02/2020
 3622_SC_0209 Rev Q Ninth floor plan, as received 14/02/2020
 3622_SC_0210 Rev Q Tenth floor plan, as received 14/02/2020

3622_SC_0212 Rev Q Roof plan, as received 14/02/2020
 3622_SC_0300 Rev G Site elevation - South, as received 14/02/2020
 3622_SC_0301 Rev G Site elevation - West, as received 14/02/2020
 3622_SC_0302 Rev G Site elevation - North, as received 14/02/2020
 3622_SC_0303 Rev E Site elevation - East, as received 14/02/2020
 3622_SC_0350 Rev G Street scene elevations - south & north, as received 14/02/2020
 3622_SC_0351 Rev G Street scene elevations - east & west, as received 14/02/2020
 3622_SC_0352 Rev C Street scene elevations - south & north (rendered), as received 14/02/2020
 3622_SC_0353 Rev C Street scene elevations - east (rendered), as received 14/02/2020
 3622_SC_0400 Rev F Site section 1, as received 14/02/2020
 3622_SC_0401 Rev F Site section 2, as received 14/02/2020
 3622_SC_0402 Rev F Site section 3, as received 14/02/2020
 3622_SC_0403 Rev F Site section 4 & 5, as received 14/02/2020
 3622_SC_0404 Rev F Site section 6, as received 14/02/2020
 3622_A1_0300 Rev H Block A1 - North elevation, as received 14/02/2020
 3622_A1_0301 Rev C Block A1 - South elevation, as received 14/02/2020
 3622_A1_0302 Rev D Block A1 - East elevation, as received 14/02/2020
 3622_A1_0303 Rev C Block A1 - West elevation, as received 14/02/2020
 3622_A1_0400 Rev H Block A1 - Section AA & BB, as received 14/02/2020
 3622_A1_0500 Rev D Block A1- Typical bay study 1, as received 14/02/2020
 3622_A1_0501 Rev C Block A1- Typical bay study 2 & 3, as received 14/02/2020
 3622_A2_0300 Rev H Block A2- North elevation, as received 14/02/2020
 3622_A2_0301 Rev C Block A2- South elevation, as received 14/02/2020
 3622_A2_0302 Rev C Block A2- East elevation, as received 14/02/2020
 3622_A2_0303 Rev C Block A2- West elevation, as received 14/02/2020
 3622_A2_0400 Rev E Block A2- Section AA & BB, as received 14/02/2020
 3622_A2_0500 Rev C Block A2- Typical bay study 1 & 2, as received 14/02/2020
 3622_B1_0300 Rev H Block B1- North elevation, as received 14/02/2020
 3622_B1_0302 Rev C Block B1- East elevation, as received 14/02/2020
 3622_B2_0301 Rev C Block B2- South elevation, as received 14/02/2020
 3622_B2_0302 Rev C Block B2- East elevation, as received 14/02/2020
 1903-MWA-00-XX-DR-L-0001 Rev 06 Site Landscape General Arrangement Plan, as received 14/02/2020
 12123-HYD-XX-XX-DR-E-9001Rev P01 - External Lighting, as received 14/02/2020
 3622_0502 Rev C Block A Courtyard Perimeter Railing - Design Intent Study, as received 14/02/2020
 3622_0504 Rev B Block A1/A2 Weldale Street Edge, as received 14/02/2020
 3622_0513 Rev B Chatham Street to Weldale Street Pedestrian Routes 1, as received 14/02/2020
 3622_0514 Rev D Chatham Street to Weldale Street Pedestrian Routes 2, as received 14/02/2020
 3622_0600 Rev B Flat Types, as received 14/02/2020
 3622_0750 Rev H Schedule of Accommodation - Building A1, as received 14/02/2020
 3622_0751 Rev J Schedule of Accommodation - Building A2, as received 14/02/2020
 3622_0810 Rev C Flat numbers - Lower ground to 2nd floor, as received 14/02/2020
 3622_0811 Rev B Flat numbers 3rd to 6th floor, as received 14/02/2020
 3622_0812 Rev B Flat numbers 7th to 10th floor, as received 14/02/2020
 3622_0250 Rev D Phasing Plan, as received 14/02/2020
 3622_0260 Rev C Public Open Space, as received 14/02/2020

Supporting letter from Ridge, dated and received 14/02/2020

Proposed Amendments to Weldale Street NMA Application 191974, as received 14/02/2020

Summary of Proposed Amendments Foundry Quarter Weldale Street, Reading Non-Material Amendment Application (Application Ref. 191974) February 2020 Issue 4 by AWW, as received 14/02/2020.

Daylight and Sunlight Assessment Revision: 05 Issue Date: October 2019 by Hydrock, Reference WDS-HYD-00-ZZ-RP-ME-0002-04, as received 14/02/2020

3622_0249 Rev D- Access Strategy LGF, GF and Typical Upper Storey Level

6. Relevant Planning History

- i. 170326/FUL - Demolition of all existing buildings (including 3 retail units) and structures, and erection of new buildings ranging between lower ground & 4 storeys to lower ground & 11 storeys in height, providing 427 (233x1, 182x2 & 12x3-bed) residential units (Class C3) and 1 flexible ground floor retail shop (Class A1) or restaurant and cafe (Class A3) unit, together with new public realm, landscaping, accesses, parking and associated works (amended description). Granted following completion of s106 legal agreement 15/03/18.
- ii. 190787/APPCON - Discharge of condition 32 (Archaeology) of planning permission 170326. Discharged 27/06/2019.
- iii. 190793/NMA - Non-material amendments to permission 170326 (granted on 15/03/2018) to amend the wording of conditions 15, 34 and 43 to allow details to be submitted on a phase-by-phase basis, and amend the wording of condition 32 to allow archaeological works to take place via an agreed timetable rather than pre-commencement (amended description). Agreed 27/06/2019.
- iv. 191011/APPCON - Discharge of conditions 18 (contaminated land remediation scheme), 21 (land gas investigation methodology), 22 (land gas scheme) and 23 (land gas validation report) of permission 170326. Conditions discharged 13/08/2019.
- v. 191017/APPCON - Discharge of condition 5 (Construction Method Statement) of permission 170326. Discharged 16/12/2019.
- vi. 191275/VARIAT - Variation of condition 2 (approved plans) of planning permission 170326 [Demolition of all existing buildings and erection of new buildings providing 427 residential units (Class C3) and 1 flexible Class A1 or A3 unit, together with new public realm, landscaping, accesses, parking and associated works], namely for various minor material amendments including a reduction to 422 (231x1, 180x2 & 11x3 -bed) residential units (Class C3) and replacement with internal amenity space for Block A residents, various associated external alterations to Block A windows, doors, entrances, landscaping, at roof level and associated works. Current application under consideration.
- vii. 191578/APPCON - Partial discharge of condition 34 (parts b), c) & f)) associated with SuDS details for phases 2, 3 & 6 of permission 170326 (as amended by agreed non-material amendments 190793). Relevant parts discharged 25/11/2019.
- viii. 191930/APPCON - Discharge of condition 36 (foundation designs) of planning permission 170326. Discharged 08/01/2020.
- ix. 192024/APPCON - Discharge of condition 4 (materials) of planning permission 170326. Current application under consideration.

7. 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.

8. 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."*

9. Relevant Policies

- i. The proposed amendments are assessed for materiality - not on the basis of their planning merits. Planning policies therefore do not apply.

10. Appraisal

- i. Officers are content that the proposed changes (as summarised in section 2 above) are non-material, when considered within the context of the nature/extent of the original permission. The day/sunlight of the re-configured units have been re-tested and independently reviewed on behalf of the LPA by BRE (who are satisfied, within the context of the original permission - the removal of residential units facing onto the courtyard at lower ground level is generally welcomed in this regard), while transport, valuations, environmental protection, natural environment and the CPDA at Thames Valley Police (amongst others - see section 4 above) are all satisfied with the changes from their perspectives too. The design changes (e.g. entrances and alterations to windows/door patterns) do not alter the architectural language of the scheme and, within this context, are considered appropriate. Hence, whilst noting it is unusual for an application to subsequently seek to provide fewer units than originally approved, in this case the ancillary facilities would improve the overall standard of accommodation for the occupiers of this block as a whole. Therefore, officers are content that the changes can be agreed and it is appropriate for them to proceed under the non-material amendment route in this instance.
- ii. The updated phasing plan submitted necessitates this being referenced in the relevant conditions (resulting in conditions 3, 15, 34 and 43 being altered to reference this inconsequential change). Furthermore, as per discussions with the CPDA, condition 45 will be added in order to specifically reference the future proofing concierge elements discussed during the application.
- iii. There is a need to add new conditions as part of the decision notice too, as a result of the proposed changes. First, the new mix of units will be secured as a condition (In order to ensure that the proposed development provides an appropriate range of housing opportunities / dwelling types to meeting requirements for different groups, and so that the applicant has the future ability to alter this by this condition, thereby taking it outside of the description of development - therefore not being impacted by the implications of the recent Finney ruling). Secondly, as an ancillary gym is proposed, it is considered reasonable and necessary to secure a

noise assessment which also covers the eventuality of structure borne noise disturbance. This is highlighted in the EP observations in section 4 above and will be secured prior to the use of the space as an ancillary gym.

- iv. An informative is recommended which states that this permission relates only to the changes highlighted on the updated plans. Furthermore, it shall only be read in the context of the substantive full permission, and is bound by all the conditions and obligations attached to the substantive 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.
- v. A final informative outlines to the applicant what the description of development has now effectively become. This details, by consequence of permission 170326 and the non-material amendments agreed as part of this and previous (Ref 190793/NMA agreed on 27/06/19) non-material amendment applications, the overarching description of development has now become: Demolition of all existing buildings (including 3 retail units) and structures, and erection of new buildings ranging between lower ground & 4 storeys to lower ground & 11 storeys in height, providing 422 residential units (Class C3) and 1 flexible ground floor retail shop (Class A1) or restaurant and cafe (Class A3) unit, together with new public realm, landscaping, accesses, parking and associated works (amended description).

11. Conclusion

- i. The local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

Recommendation

Grant Non-material amendment

12. Conditions:

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 E Proposed site block plan, as received 14/02/2020

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 AA Lower ground floor plan, as received 14/02/2020

3622_SC_0200 Rev Y Ground floor plan, as received 14/02/2020

3622_SC_0201 Rev U First floor plan, as received 14/02/2020

3622_SC_0202 Rev T Second floor plan, as received 14/02/2020

3622_SC_0203 Rev U Third floor plan, as received 14/02/2020

3622_SC_0204 Rev R Fourth floor plan, as received 14/02/2020

3622_SC_0205 Rev R Fifth floor plan, as received 14/02/2020

3622_SC_0206 Rev R Sixth floor plan, as received 14/02/2020

3622_SC_0207 Rev Q Seventh floor plan, as received 14/02/2020

3622_SC_0208 Rev Q Eighth floor plan, as received 14/02/2020

3622_SC_0209 Rev Q Ninth floor plan, as received 14/02/2020

3622_SC_0210 Rev Q Tenth floor plan, as received 14/02/2020

3622_SC_0212 Rev Q Roof plan, as received 14/02/2020

3622_SC_0300 Rev G Site elevation - South, as received 14/02/2020

3622_SC_0301 Rev G Site elevation - West, as received 14/02/2020

3622_SC_0302 Rev G Site elevation - North, as received 14/02/2020

3622_SC_0303 Rev E Site elevation - East, as received 14/02/2020

3622_SC_0350 Rev G Street scene elevations - south & north, as received 14/02/2020

3622_SC_0351 Rev G Street scene elevations - east & west, as received 14/02/2020

3622_SC_0352 Rev C Street scene elevations - south & north (rendered), as received 14/02/2020

3622_SC_0353 Rev C Street scene elevations - east (rendered), as received 14/02/2020

3622_SC_0400 Rev F Site section 1, as received 14/02/2020

3622_SC_0401 Rev F Site section 2, as received 14/02/2020

3622_SC_0402 Rev F Site section 3, as received 14/02/2020

3622_SC_0403 Rev F Site section 4 & 5, as received 14/02/2020

3622_SC_0404 Rev F Site section 6, as received 14/02/2020

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 H Block A1 - North elevation, as received 14/02/2020

3622_A1_0301 Rev C Block A1 - South elevation, as received 14/02/2020

3622_A1_0302 Rev D Block A1 - East elevation, as received 14/02/2020

3622_A1_0303 Rev C Block A1 - West elevation, as received 14/02/2020

3622_A1_0400 Rev H Block A1 - Section AA & BB, as received 14/02/2020

3622_A1_0500 Rev D Block A1- Typical bay study 1, as received 14/02/2020

3622_A1_0501 Rev C Block A1- Typical bay study 2 & 3, as received 14/02/2020

3622_A2_0300 Rev H Block A2- North elevation, as received 14/02/2020

3622_A2_0301 Rev C Block A2- South elevation, as received 14/02/2020

3622_A2_0302 Rev C Block A2- East elevation, as received 14/02/2020

3622_A2_0303 Rev C Block A2- West elevation, as received 14/02/2020

3622_A2_0400 Rev E Block A2- Section AA & BB, as received 14/02/2020

3622_A2_0500 Rev C Block A2- Typical bay study 1 & 2, as received 14/02/2020

3622_B1_0300 Rev H Block B1- North elevation, as received 14/02/2020

3622_B1_0301 Rev B Block B1- South elevation, as received 30/06/17

3622_B1_0302 Rev C Block B1- East elevation, as received 14/02/2020

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 C Block B2- South elevation, as received 14/02/2020

3622_B2_0302 Rev C Block B2- East elevation, as received 14/02/2020

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 06 Site Landscape General Arrangement Plan, as received 14/02/2020

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

12123-HYD-XX-XX-DR-E-9001Rev P01 - External Lighting, as received 14/02/2020

3622_0500 Rev A B2 Commercial/Pedestrian Walkway/IDR Study Entrance Canopy - Design Intent Study, as received 10/08/17

3622_0501 Rev C Entrance Canopy - Design Intent Study, as received 18/01/18

3622_0502 Rev C Block A Courtyard Perimeter Railing - Design Intent Study, as received 14/02/2020

3622_0503 Rev B Block B Courtyard Perimeter Railing - Design Intent Study, as received 30/06/17

3622_0504 Rev B Block A1/A2 Weldale Street Edge, as received 14/02/2020

3622_0508 Rev B Individual Flat Entrance - Door System Proposal, as received 18/01/18

3622_0511 Rev A Block B1 - Side Access Study - adjacent to The Chatham, as received 30/06/17

3622_0513 Rev B Chatham Street to Weldale Street Pedestrian Routes 1, as received 14/02/2020

3622_0514 Rev D Chatham Street to Weldale Street Pedestrian Routes 2, as received 14/02/2020

3622_0600 Rev B Flat Types, as received 14/02/2020

3622_0750 Rev H Schedule of Accommodation - Building A1, as received 14/02/2020

3622_0751 Rev J Schedule of Accommodation - Building A2, as received 14/02/2020

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 C Flat numbers - Lower ground to 2nd floor, as received 14/02/2020

3622_0811 Rev B Flat numbers 3rd to 6th floor, as received 14/02/2020

3622_0812 Rev B Flat numbers 7th to 10th floor, as received 14/02/2020

3622_0250 Rev D Phasing Plan, as received 14/02/2020

3622_0260 Rev C Public Open Space, as received 14/02/2020

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

REPLACEMENT CONDITION 3

The development shall be carried out in accordance with the approved phasing details specified on drawing: [3622_0250 Rev D Phasing Plan, as received 14/02/2020](#). Prior to the first occupation of any residential unit within phase 2 (Block A1) details or plans (as appropriate) and a written schedule showing the provision of vehicle parking spaces, cycle parking and bin storage per phase of the development shall be submitted to and been approved in writing by the local planning authority. The development shall be carried out only in accordance with the approved parking/bin phasing details.

Reason: to ensure that development is carried out in a manner that has minimum impact on existing residents and to ensure that the provision of necessary services and facilities keep pace with the development.

REPLACEMENT CONDITION 15

Prior to the first occupation of any residential unit hereby approved a) an overall air quality strategy demonstrating strategic mitigation principles shall be submitted to and approved in writing by the local planning authority. Prior to the first occupation of any residential unit within the relevant phase of development (b) phase 2 - Block A1, c) phase 3 - Block A2, d) phase 4 - Block B2, e) phase 5 - Block B1, as per [3622_0250 Rev D Phasing Plan, as received 14/02/2020](#)) hereby approved a detailed scheme demonstrating sufficient mitigation to protect the occupants of the new dwellings hereby approved from poor air quality shall be submitted to and been approved in writing by the local planning authority. The scheme shall be implemented as approved prior to occupation of the relevant part of the development (associated with the relevant phase of development) and retained as approved at all times thereafter.

Reason: to protect the amenity / health of future occupants of the proposed development, in accordance with [Policies CC8, EN15 and CR6, CS34 of the Reading Borough Local Plan 2019](#).

REPLACEMENT CONDITION 34

No development (barring demolition) shall take place on any relevant phase (a) phase 1, b) phase 2 c) phase 3, d) phase 4, e) phase 5, f) phase 6, in accordance with the approved phasing details specified on drawing [3622_0250 Rev D Phasing Plan, as received 14/02/2020](#)) until a detailed sustainable drainage design for that phase, which shall also include details on the

implementation, maintenance and management plan of the sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The plan shall include:

- i. a timetable for its implementation, and
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved plan.

Reason: To reduce the risk of flooding onsite or elsewhere and to ensure that the development contributions adequately towards environmental sustainable urban drainage, in accordance with NPPF Paragraph 165, Policies CC2 and CC3 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 43

Prior to the first occupation of any residential unit within the relevant phase of development (a) phase 2 - Block A1, b) phase 4 - Block B2, as per 3622_0250 Rev D Phasing Plan, as received 14/02/2020) hereby approved, details of all on-site play-space facilities serving that phase shall be submitted to, and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the facilities, specifications and designs of the equipment, maintenance and management (including safety inspections) arrangements. The approved scheme shall be installed before occupation of the relevant block of residential accommodation (prior to the occupation of Block A1 for the facilities serving Blocks A1 and A2; prior to the occupation of Block B2 for the facilities serving Blocks B1 and B2) and shall thereafter be maintained in accordance with the approved details.

Reason: In order to provide suitable on-site play-space facilities for future occupiers and the wider public and to enhance the appearance of the development, in accordance with Policies CC7, CC8, EN9 and CR2 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 45

Prior to the first occupation of any residential unit hereby approved details of a site wide security strategy, including CCTV details (to include connection to the wider town centre system), details concerning measures to reception areas should manned reception hours ever be reduced below 24-hours a day or the manned concierge is ever removed, and measures to be incorporated into the development to demonstrate how full and robust access control (incorporating best practice guidance Secured by Design Homes 2019) will be achieved, shall be submitted to and approved in writing by the Local Planning Authority. Measures in the relevant area (in line with the approved phasing plan) of the approved scheme shall be in place before occupation of the relevant phase of development and permanently retained and maintained thereafter.

Reason: To protect the amenity of future occupants of the proposed development and in the interests of safeguarding the character and appearance of the buildings and the wider immediate area, in accordance with Policies CC7, CC8 and CC2 of the Reading Borough Local Plan 2019 and Sections 8 and 12 of the NPPF 2019.

ADDITIONAL CONDITION 1 (hereafter referenced as condition 49)

No change to the unit mix (231 x 1-bed, 180 x 2-bed & 11 x 3-bed residential units) shall be made to the development hereby permitted without written approval from the Local Planning Authority.

REASON: In order to ensure that the proposed development provides an appropriate range of housing opportunities / dwelling types to meeting requirements for different groups, in accordance with Policy H2 of the Reading Borough Local Plan 2019.

ADDITIONAL CONDITION 2 (hereafter referenced as condition 50)

Prior to the first occupation of the ancillary gym use hereby approved, a noise assessment shall be submitted to and approved, in writing, by the Local Planning Authority. The noise assessment shall include an assessment of the noise environment within the unit and inclusion of any required mitigation measures (including to the internal structure of the unit itself) to protect nearby occupiers from noise and disturbance, including structure borne noise. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the resultant structure is such that the indoor ambient noise levels within adjoining and nearby premises do not exceed the appropriate values for the use of the premises detailed in Table 4 of BS 8233:2014 as a result of noise from the ancillary gym and the impact noise does not cause disturbance to occupier of residential units. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before the first occupation of the ancillary gym use, and retained/maintained thereafter.

Reason: to protect the amenity of future occupants of the proposed development, in accordance with Policies CC8 and CR6 of the Reading Borough Local Plan 2019.

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 agreed on 27/06/2019) 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. For completeness, by consequence of permission 170326 and the non-material amendments agreed as part of this and previous (Ref 190793/NMA agreed on 27/06/19) non-material amendment applications, the overarching description of development has now become: Demolition of all existing buildings (including 3 retail units) and structures, and erection of new buildings ranging between lower ground & 4 storeys to lower ground & 11 storeys in height, providing 422 residential units (Class C3) and 1 flexible ground floor retail shop (Class A1) or

restaurant and cafe (Class A3) unit, together with new public realm, landscaping, accesses, parking and associated works (amended description).

5. With regard to replacement condition 45, this has been altered following discussions with the Crime Prevention Design Advisor at Thames Valley Police. In respect of the inclusion of the additional wording in condition 45 (details concerning measures to reception areas should manned reception hours ever be reduced below 24-hours a day or the manned concierge is ever removed), in practice this will involve the provision of details of how the retrofitted adaptations to the layout of the reception (as indicated by the applicant) will be formalised (email from Crime Prevention Design Advisor to the LPA and AWW Architects dated 14/01/2020).
6. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is CHARGEABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to: http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf