

## DELEGATED APPLICATION REPORT

**Address:** Land between Weldale Street and Chatham Street, Reading

**Application No:** 201602/NMA

**Proposal:** Non-material amendments to planning permission 170326, as granted 15/03/2018 to alter the wording of condition 2 (approved plans) to enable photovoltaic panels and an associated handrail at roof level of Block A2 (fronting Chatham Street) and air vent to east elevation of Block A1 at fifth floor level (amended description).

**Applicant:** Ropemaker Properties Ltd

**Date received (valid from):** 30/11/2020

**Target Decision date:** Originally 28/12/2020

**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 (until partial demolition works earlier in 2020) contained three large retail buildings and associated servicing/car parking/electric sub-station. Demolition works to facilitate permission 170326 have commenced. 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 former retail buildings that closest to Weldale Street was in use until 2019 by Iceland. In contrast, the other two units had been vacant for a number of years (having previously been occupied by Wickes and Multiyork). Those 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 was 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. More specifically, the amendments proposed relate to an array of photovoltaic panels at roof level of Block A2 (in relation to the 11 storey element which fronts towards Chatham Street). The panels are shown to project at a modest 10 degree angle and based on the section plan submitted would not project above the existing roof parapet. The plans submitted show a total of 195 panels in total. A 1.1m hand rail is also proposed (set behind the parapet) for safety purposes, to allow for bi-annual inspections according to the applicant. Separately, an air vent is also proposed on the east elevation of Block A1 (the rear elevation of the mews style block which faces towards the western boundary of the site, meaning the vent is on the inward facing elevation) at fifth floor level (essentially the roof level of the mews block, but fifth floor level in reality given the proximity to the rear - north - elevation of the block which fronts onto Chatham Street) to prevent overheating of the communal areas in Block A1, accordingly to the submission by the applicant.
- ii. The applicant submitted some further information and revised plans prior to the validation of the application, as the originally submitted plans indicated a number of further changes on some plans, which it was subsequently confirmed were not proposed and were a drafting error. Furthermore, during the application, a number of further plans were sought to be submitted to ensure that all plans referenced on the original decision notice were updated accordingly as part of this 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  
Not required following changes to the scheme of delegation in April 2020.

#### 4. Internal / External Consultations

None required owing to the nature of the proposals.

#### 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 F Proposed site block plan, as received 08/12/2020  
  
 3622\_SC\_0199 Rev BB Lower ground floor plan, as received 07/12/2020  
 3622\_SC\_0200 Rev Z Ground floor plan, as received 07/12/2020

3622\_SC\_0201 Rev V First floor plan, as received 07/12/2020  
 3622\_SC\_0202 Rev U Second floor plan, as received 07/12/2020  
 3622\_SC\_0203 Rev V Third floor plan, as received 07/12/2020  
 3622\_SC\_0204 Rev S Fourth floor plan, as received 07/12/2020  
 3622\_SC\_0205 Rev S Fifth floor plan, as received 07/12/2020  
  
 3622\_SC\_0212 Rev U Roof plan, as received 11/11/2020  
 3622\_SC\_0300 Rev H Site elevation - South, as received 11/11/2020  
 3622\_SC\_0301 Rev H Site elevation - West, as received 11/11/2020  
 3622\_SC\_0302 Rev L Site elevation - North, as received 11/11/2020  
 3622\_SC\_0303 Rev G Site elevation - East, as received 11/11/2020  
 3622\_SC\_0350 Rev H Street scene elevations - south & north, as received 11/11/2020  
 3622\_SC\_0351 Rev H Street scene elevations - east & west, as received 11/11/2020  
 3622\_SC\_0352 Rev D Street scene elevations - south & north (rendered), as received 11/11/2020  
 3622\_SC\_0353 Rev D Street scene elevations - east (rendered), as received 11/11/2020  
 3622\_SC\_0400 Rev G Site section 1, as received 11/11/2020  
 3622\_SC\_0401 Rev G Site section 2, as received 11/11/2020  
 3622\_SC\_0402 Rev G Site section 3, as received 11/11/2020  
 3622\_SC\_0403 Rev G Site section 4 & 5, as received 11/11/2020  
 3622\_SC\_0404 Rev K Site section 6, as received 11/11/2020  
  
 3622\_SC\_0408 Rev E Site section 10, as received 11/11/2020  
 3622\_A1\_0300 Rev M Block A1 - North elevation, as received 30/11/2020  
 3622\_A1\_0301 Rev G Block A1 - South elevation, as received 30/11/2020  
 3622\_A1\_0302 Rev J Block A1 - East elevation, as received 08/12/2020  
 3622\_A1\_0303 Rev G Block A1 - West elevation, as received 30/11/2020  
 3622\_A1\_0400 Rev M Block A1 - Section AA & BB, as received 08/12/2020  
  
 3622\_A2\_0300 Rev M Block A2- North elevation, as received 30/11/2020  
 3622\_A2\_0301 Rev G Block A2- South elevation, as received 30/11/2020  
 3622\_A2\_0302 Rev G Block A2- East elevation, as received 30/11/2020  
 3622\_A2\_0303 Rev G Block A2- West elevation, as received 30/11/2020  
 3622\_A2\_0400 Rev H Block A2- Section AA & BB, as received 30/11/2020  
 3622\_A2\_0500 Rev C Block A2- Typical bay study 1 & 2, as received 08/12/2020  
  
 3622\_B1\_0300 Rev J Block B1- North elevation, as received 11/11/2020  
 3622\_B1\_0301 Rev C Block B1- South elevation, as received 08/12/2020  
 3622\_B1\_0302 Rev D Block B1- East elevation, as received 11/11/2020  
  
 3622\_B2\_0300 Rev K Block B2- North elevation, as received 08/12/2020  
 3622\_B2\_0301 Rev D Block B2- South elevation, as received 11/11/2020  
 3622\_B2\_0302 Rev D Block B2- East elevation, as received 11/11/2020  
 3622\_A2\_PV001 Rev A PV Option 1 - Handrail + Access Hatch with Gang Way Stair, as received 11/11/2020

## 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. Withdrawn 17/03/2020.
- 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. 191974/NMA - 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). Agreed 12/03/2020.
- x. 192024/APPCON - Discharge of condition 4 (materials) of planning permission 170326. Discharged 16/04/2020.
- xi. 200476/APPCON - Discharge of conditions 26 (hard and soft landscaping), 27 (tree pit and raised planter details) and 28 (landscaping management plan) of permission 170326 (as amended by agreed non-material amendments 190793 and 191974). 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. Prior to the validation of the application the applicant was asked to provide justification for the panels, both in terms of the connections to the original sustainability/energy strategy approved at the site and what purpose the panels would have in reality (e.g. would they serve the development or being a separate commercial array). The applicant confirmed the following:

### Reason for the proposed Solar Panels

Further clarification has been sought as to the reason for the proposed solar panels. The Sustainability Statement submitted as part of the original application (ref: 170326) and detailed within the condition 38 of that permission states at 4.1.4 that *"Depending on the final construction and access to the roof there may be an opportunity to install a solar PV array on the roof to reduce the electrical requirement of the landlord areas"*. More detailed design work has demonstrated that it is possible to install a PV array on Block A2 and this non-material amendment seeks to allow for this. The proposed PV panels will provide power to the communal areas within blocks A1 and A2 and are considered to have a positive impact on the sustainability credentials of the development.

As a result, the proposed solar array is considered to be a positive addition, and the proposal is still considered to accord with the Sustainability Statement and requirements of condition 38.

- ii. It is considered that the justification provided by the applicant is reasonable and that the array, can proceed under the NMA route.
- iii. In terms of the Block A1 vent, this is effectively at roof level on an inward facing elevation and therefore not be readily visible in the public realm. It is acknowledged that some north facing rooms within the Block A1 units would see the vent at close quarters, but its size means it is as discretely located as is possible. It would also result in the reduction in floorspace at lower ground to fourth floor level for 1 unit at each floor. This would not unduly compromise the quality of accommodation for these units, either in terms of overall floorspace reductions or

anticipated noise/disturbance/vibrations from the modestly sized vent itself. As such, this element can proceed under the NMA route too.

- iv. An informative is recommended which states that this agreed NMA relates only to the changes highlighted on the updated plans. In this instance the applicant has highlighted the areas of change with a red wavy line / bubble around the areas in question, noting that other changes previously approved under separate NMA applications are also detailed - for clarity this application is only seeking NMAs to the original permission, rather than NMAs to previous NMAs agreed (as procedurally that it not possible). However, it will also be acknowledged that the agreed NMA 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.

## **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 F Proposed site block plan, as received 08/12/2020  
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 BB Lower ground floor plan, as received 07/12/2020  
3622\_SC\_0200 Rev Z Ground floor plan, as received 07/12/2020  
3622\_SC\_0201 Rev V First floor plan, as received 07/12/2020  
3622\_SC\_0202 Rev U Second floor plan, as received 07/12/2020  
3622\_SC\_0203 Rev V Third floor plan, as received 07/12/2020  
3622\_SC\_0204 Rev S Fourth floor plan, as received 07/12/2020  
3622\_SC\_0205 Rev S Fifth floor plan, as received 07/12/2020  
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 U Roof plan, as received 11/11/2020

3622\_SC\_0300 Rev H Site elevation - South, as received 11/11/2020  
 3622\_SC\_0301 Rev H Site elevation - West, as received 11/11/2020  
 3622\_SC\_0302 Rev L Site elevation - North, as received 11/11/2020  
 3622\_SC\_0303 Rev G Site elevation - East, as received 11/11/2020  
 3622\_SC\_0350 Rev H Street scene elevations - south & north, as received 11/11/2020  
 3622\_SC\_0351 Rev H Street scene elevations - east & west, as received 11/11/2020  
 3622\_SC\_0352 Rev D Street scene elevations - south & north (rendered), as received 11/11/2020  
 3622\_SC\_0353 Rev D Street scene elevations - east (rendered), as received 11/11/2020  
 3622\_SC\_0400 Rev G Site section 1, as received 11/11/2020  
 3622\_SC\_0401 Rev G Site section 2, as received 11/11/2020  
 3622\_SC\_0402 Rev G Site section 3, as received 11/11/2020  
 3622\_SC\_0403 Rev G Site section 4 & 5, as received 11/11/2020  
 3622\_SC\_0404 Rev K Site section 6, as received 11/11/2020  
 3622\_SC\_0405 Rev D Site section 7, as received 30/06/17  
 3622\_SC\_0408 Rev E Site section 10, as received 11/11/2020  
 3622\_A1\_0300 Rev M Block A1 - North elevation, as received 30/11/2020  
 3622\_A1\_0301 Rev G Block A1 - South elevation, as received 30/11/2020  
 3622\_A1\_0302 Rev J Block A1 - East elevation, as received 08/12/2020  
 3622\_A1\_0303 Rev G Block A1 - West elevation, as received 30/11/2020  
 3622\_A1\_0400 Rev M Block A1 - Section AA & BB, as received 08/12/2020  
 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 M Block A2- North elevation, as received 30/11/2020  
 3622\_A2\_0301 Rev G Block A2- South elevation, as received 30/11/2020  
 3622\_A2\_0302 Rev G Block A2- East elevation, as received 30/11/2020  
 3622\_A2\_0303 Rev G Block A2- West elevation, as received 30/11/2020  
 3622\_A2\_0400 Rev H Block A2- Section AA & BB, as received 30/11/2020  
 3622\_A2\_0500 Rev C Block A2- Typical bay study 1 & 2, as received 08/12/2020  
 3622\_B1\_0300 Rev J Block B1- North elevation, as received 11/11/2020  
 3622\_B1\_0301 Rev C Block B1- South elevation, as received 08/12/2020  
 3622\_B1\_0302 Rev D Block B1- East elevation, as received 11/11/2020  
 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 K Block B2- North elevation, as received 08/12/2020  
 3622\_B2\_0301 Rev D Block B2- South elevation, as received 11/11/2020  
 3622\_B2\_0302 Rev D Block B2- East elevation, as received 11/11/2020  
 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  
 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  
 3622\_A2\_PV001 Rev A PV Option 1 - Handrail + Access Hatch with Gang Way Stair, as received 11/11/2020

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

#### **Informatives:**

1. This permission relates only to the non-material amendments sought and described above (the areas of change are highlighted with a red wavy line / bubble on the plans submitted). 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 and 191974/NMA, as agreed on 12/03/2020) 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 recommended timeframes.