

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF
PLANNING PERMISSION**

To: DP9 Limited
100 Pall Mall
London
SW1Y 5NQ

Application No: 191985
Application type: Non Material Amendment

Applicant: SH Reading Master LLP

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Non-Material Amendment to permitted application 190441 - Introduction of D1 use under Condition 6 (Plot F only), Amendment to Condition 9 (Landscaping Masterplan) .

At: Station Hill Reading

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 14 May 2020



Head of Planning, Development & Regulatory Services *RE*

Application At: Station Hill Reading

Application No: 191985

Application type: Non Material Amendment

CONDITIONS & REASONS

The description of planning permission 190441/VAR is amended as follows:

Outline application (pursuant to Section 73 of the Town & Country Planning Act 1990) for mixed use redevelopment of the site through the demolition and alteration of existing buildings and erection of new buildings & structures to provide Offices (Use Class B1), a range of town centre uses including retail and related uses (Use Class A1, A2, A3, A4, A5), leisure and community (Use Class D1 or D2) and residential units (Use Class C3), associated infrastructure, public realm works and ancillary development (all matters reserved) as permitted by planning permission 151427 granted on 26 July 2016 (which itself was an application under Section 73 to vary planning permission 130436 granted on 9 January 2015) but without complying with Conditions 3, 5, 7, 8, 17, 19, 54 and 57 in respect of Plot F 'Station Hill.

Amended Condition 6

The total amount of development hereby permitted in this planning permission and expressed as Gross External Areas (GEA) across the different plots shall not exceed:

- (a) Retail (Classes A1, A2, A3, A4, A5): 10,000 sqm (GEA)
- (b) Community and Leisure (Use Class D1 or D2) (Plot F): 2,200 sqm (GEA)
- (c) Residential (Class C3): 19,500 sqm (GEA), 168 dwellings
- (d) Offices (Class B1a): 122,000 sqm (GEA)
- (e) Car Parking: 1,000 spaces
- (f) Back of house facilities: 2,000 sqm (GEA)

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

- i (i) Floorspace figures exclude rooftop and basement plant (including the energy centre).
- ii (ii) The public realm may additionally include small retail kiosks (Use Classes A1, A2, A3, A4, A5) which in total will not exceed 10% of the approved retail floorspace.
- iii (iii) The leisure floorspace area excludes the rooftop pitches on the rooftop pitches of Plot G.

Reason: (a) to ensure that the development is carried out in accordance with the approved details; and to (b) ensure that the amount of floorspace is consistent with the parameters assessed in the Environmental Statement.

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Policies: CC6, H1, TR1, RL2, CR11, CR1, CR4, TR3.

Amended Condition 9

No development shall be commenced (except demolition and groundworks) within Plots A, B, C, D or G until a Landscaping Masterplan for Plots A, B, C, D and G has been submitted to and approved in writing by the Local Planning Authority. The Masterplan shall include the following elements:

- A. an overall strategy for soft landscaping within the development, integrating this with elements of a SUDs scheme where appropriate and providing commitment within landscaping submission to respond to climate change;
- B. details of service runs and planting areas to demonstrate clearance for emergency access;
- C. a range of plant species including native species which are likely to survive in a predominantly hard urban environment, with particular emphasis on suitable 'street tree' species
- D. details of management responsibilities
- E. the location of hard landscaping, street furniture and how paving and lighting will be positioned; and
- F. how soft and hard landscaping features may provide a suitable wind/ microclimate environment.
- G. how the landscaping of Plots A, B, C, D and G will integrate with the landscaping of Plots E and F.

Reason: To ensure an appropriate standard of landscaping and public realm in the interests of the character of the area and the amenity of users of the site.

Policies: CC7, EN14, CR11, CR2, CR3.

Amended Condition 63

No gym use or place of worship (Class D1, Class D2, or such use ancillary to other use) shall be commenced until a detailed Scheme to control airborne and structure-borne noise resulting from the gym use, or place of worship, to include a floating floor and other mitigation as necessary, has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall be implemented as approved before the gym use or place of worship use is commenced and retained and maintained as such at all times thereafter.

Reason. To adequately control noise specifically associated with gym and place of worship uses in the interests of the amenity of surrounding residents and other users of the site.

Policies: CC8, EN16, EN17, CR10

Date: 14 May 2020



Head of Planning, Development & Regulatory Services *RE*

INFORMATIVES

1. This notice relates only to the changes to conditions 6, 9 and 63 of planning permission 190441/VAR. It shall only be read in the context of the substantive planning permission and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.

2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

Date: 14 May 2020



Head of Planning, Development & Regulatory Services *RE*