

**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: 200270
Application type: Non Material Amendment

Applicant: SH Reading Master LLP

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

Proposal: Non-material Amendment to planning permission ref. 190442 to introduce use Classes D1 and D2 (max 120sqm) within Plot E Station Hill.

At: Plot E Friar Street and Garrard Street Reading RG1 1DX

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

Application At: Plot E Friar Street and Garrard Street Reading RG1 1DX

Application No: 200270

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CONDITIONS & REASONS

The description of permission 190442 is varied as follows:

Outline application with all matters reserved for mixed use redevelopment of Plot E of the Station Hill site and neighbouring Telecom House site (48 to 51 Friar Street & 4 to 20 Garrard Street) to comprise the demolition of existing buildings and erection of new buildings/structures to provide residential units (Use Class C3), a range of town centre uses including retail and related uses (Use Class A1 - A5) and leisure uses (Class D1 and D2), associated infrastructure, public realm works and ancillary development as permitted by planning permission 151426 granted on 26 July 2016 but without complying with Conditions 3, 5, 6, 7, 8, 16, 17, 21, 37 and 50.

Amended Condition 6

The total amount of development hereby permitted in this planning permission shall be as follows and not exceed:

- (a) Retail (Use Classes A1, A2, A3, A4, A5): 7,000 m² Gross External Area (GEA)
- (b) Community and Leisure (Use Classes D1 and D2) (Plot E only): 120 m² (GEA)
- (c) Residential (Use Class C3): 33,550 m² (GEA) (370 no. dwellings)
- (d) Office: 0 m² (GEA)
- (e) Car Parking Spaces: 168 spaces
- (f) Back of House 1,200 m² (GEA)

The following shall apply to the interpretation of this Condition:

- (i) Floorspace figures exclude roof top and basement plant
- (ii) The public realm may additionally include small retail kiosks (Use Classes A1, A2, A3, A4, A5), which in total shall not exceed 10% of the approved retail floorspace.

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

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

Date: 14 May 2020



RE

Head of Planning, Development
& Regulatory Services

Amended Condition 60

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.

INFORMATIVES

1. This notice relates only to the changes to conditions 6 and 60 of the substantive planning permission (Ref: 190442). It shall be read in the context of the substantive planning permission and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.

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

Date: 14 May 2020



RE

Head of Planning, Development
& Regulatory Services