

DELEGATED APPLICATION REPORT

Target Date: 1/5/19

Application No: 190383/FUL

Address: Queens Court student accommodation, 15 Queens Walk

Proposal: Partial re-cladding of the Queens Court Student Accommodation building.

Case Officer: Anthony Scholes

1. Site Description and Surrounding Area

The site is located at 15 Queen's Walk, and is currently in use as the Queens Court Student Accommodation. The proposal is for the partial re-cladding of the Queens Court Student Accommodation building.

2. Proposal

The proposal would see the replacement of the metal cladding to the upper two floors of the building, to be replaced with a material that has a similar appearance but different material properties.

3. Internal Consultations

Transport: No objections, subject to conditions.

Environmental protection: No objections

4. External Consultees

A site notice was displayed on the property on 8 March 2019. The publicity period expired on 5 April 2019. No comments have been received.

5. Plans/Documents Considered

The agent supplied the following, received on 27 July 2018

Dwg: Site location plan ref: QW-AWW-XX-XX-DR-A-1000;

Dwg: Existing north elevation plan ref: WQ-AWW-00-ZZ-DR-A-3001 Rev A;

Dwg: Existing east elevation plan ref: WQ-AWW-00-ZZ-DR-A-3002 Rev A;

Dwg: Existing south elevation plan ref: WQ-AWW-00-ZZ-DR-A-3003 Rev A;

Dwg: Existing west elevation plan ref: WQ-AWW-00-ZZ-DR-A-3004 Rev A;

Dwg: Proposed north elevation plan ref: WQ-AWW-00-ZZ-DR-A-3005 Rev A;

Dwg: Proposed east elevation plan ref: WQ-AWW-00-ZZ-DR-A-3006 Rev A;

Dwg: Proposed south elevation plan ref: WQ-AWW-00-ZZ-DR-A-3007 Rev A;

Dwg: Proposed west elevation plan ref: WQ-AWW-00-ZZ-DR-A-3008 Rev A.

The agent provided the following amended plans on 21 March 2019:

Dwg: North Elevation as proposed drawing no: QW-AWW-00-ZZ-DR-A-3005 Rev B;

Dwg: East Elevation as proposed drawing no: QW-AWW-00-ZZ-DR-A-3006 Rev B;

Dwg: South Elevation as proposed drawing no: QW-AWW-00-ZZ-DR-A-3007 Rev B; and

Dwg: West Elevation as proposed drawing no: QW-AWW-00-ZZ-DR-A-3008 Rev B.

6. Relevant Planning History

150752/FUL - Change of use from office (Class B1) to 287 student units (395 bedspaces) (Sui Generis), incorporating erection of two-storey extension, external alterations, new landscaping and associated alterations (amended description). APPROVED

151582/APC - Approval of conditions 3 (Materials), 9 (Construction Method Statement), 11 (Acoustic Scheme), 13 (Dust Scheme), 14 (Hard and Soft Landscaping) and 16 (Landscaping Management Plan) of planning permission 150752. APPROVED

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 Policy and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework 'Core Strategy' 2008 (Altered 2015).

The 'National Planning Policy framework' ('NPPF') 2019 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to

their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given).

9. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2019;

National Planning Policy Guidance 2014 onwards;

RBC Local Development Framework

Reading Central Area Action Plan (RCAAP) (2009)

Core Strategy 2008 (Altered 2015)

CS1 Sustainable construction and design

CS2 Waste minimisation

CS7 Design and the public realm

CS20 Implementation of the Reading transport strategy (local transport plan 2006-2011)

Sites and Detailed Policies Document 2012 (Altered 2015)

SD1 Presumption in favour of sustainable development

DM1 Adaptation to climate change

DM4 Safeguarding amenity

DM12 Access, traffic and highway-related matters

Supplementary Planning Documents

Sustainable Design and Construction (2011)

10. Appraisal

The main issues are considered to be:

- Principle and design
- Other matters

Principle and design

The change of use of the building has been fully implemented under consents 150752, and 151582 which approved the cladding to the top two storeys as existing. The proposed development would involve replacing the existing aluminium composite material cladding (AMS) with a metal cladding system which would achieve the new national guidelines for fire safety being classified as A1 non-combustible.

The replacement materials have been chosen because they closely match the existing installed cladding. Externally the building would appear broadly similar with additional panelling required due to manufacturing specifications. Due to the similar nature of the materials, in both appearance and size, it is considered that the proposed development would not materially affect the design and appearance of the building.

Other matters

The proposal seeks amendments to the external faced only and as such is not liable for the Community Infrastructure Levy.

11. Conclusion

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting consent subject to conditions.

Recommendation

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12. Conditions:

- 1. TL - Standard time limit**
- 2. AP - Standard approved plans**
- 3. M2 - Materials as proposed**
- 4. C2 - Construction management plan**