

DELEGATED APPLICATION REPORT

Address: Kings Wharf, 20-30 Kings Road

Application No: 190735 / NMA

Proposal: Non-Material Amendments to planning permission 171428 - amended cycle storage provision, amended first floor canopy and removal of vertical fin features from elevation.

Applicant: The Royal London Mutual Insurance Society Ltd

Date received (valid from): 03/05/2019

Target Decision date: 31/05/2019; verbal extension of time agreed with the agent until 26/07/19

Case officer: Tom French

1. Site Description and Surrounding Area

The application site comprises two buildings, presently connected together at ground level. The main building (Known as Kings Wharf) comprises a relatively modern office building, five-storeys in height, located on the south side of Kings Road at the junction with Highbridge Wharf. The second building, Highbridge House, is 3 storeys in height, is Grade II listed and dates from the early 19th century. This building fronts Highbridge Wharf, adjacent to the vehicular access to the rear car parking area.

The site is partly located within Market Place / London Street Conservation Area (Highbridge House is located within the conservation area / Kings Wharf is located adjacent to the boundary with the conservation area). The building is grade II listed, with the Historic England listing description as follows:

HIGH BRIDGE WHARF 1. 5128 House at rear of Nos 18 and 20 Kings Road SU 7173 SE 3/499 II 2. Early C19 detached. 3 storeys. 3 bays, glazing bar sashes. Red brick with stone cills and stone courses over 2nd floor to flat eaves. Hipped slate roof with 4 side chimneys. Projecting Greek Doric porch with fluted columns etc and entablature. 6 panel door with plain rectangular overlight. Ground floor windows blocked and sliding garage doors inserted between.

The site is also within an Air Quality Management Area, an area of archaeological potential and Flood Zone 2. The site is also within the Reading Central Area Action Plan boundary, being located within the tall building cluster and central core, but outside (adjacent to the boundaries) of the primary shopping area, active frontage and office core. The surrounding area contains a mix of uses, including a library to the north. The predominant character is commercial at ground floor level, with residential and further commercial uses at upper floor levels. The car park area of the application site contains historic contaminated land. To the south is the River Kennet, with the riverbank at this point being a public right of way.

2. The Proposal

Non-material amendments to planning permission 171428 granted on 30/10/2017 are proposed. More specifically, these seek to remove the louvres from the north west corner of the application building, amend the canopy at first floor level and the addition of a second cycle store.

3. Public Consultation

Neighbour Consultation

No statutory requirement for any for this type of application.

4. Consultations

No statutory requirement for this type of application.

5. Plans Considered

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

Approved plans at time of application 171428

D0-001 P1 - Location Plan, as received 16/08/17
D0-002 P1 - Existing Block Plan, as received 16/08/17
D2-100 P1 - Existing Ground Floor Plan, as received 16/08/17
D2-101 P1 - Existing First Floor Plan, as received 16/08/17
D2-102 P1 - Existing Second Floor Plan, as received 16/08/17
D2-103 P1 - Existing Third Floor Plan, as received 04/09/17
D2-104 P1 - Existing Fourth Floor Plan, as received 04/09/17
D2-105 P1 - Existing Roof Plan, as received 16/08/17
D2-200 P1 - Existing Northern and Western Elevations, as received 16/08/17
D2-201 P1 - Existing Southern Elevation, as received 16/08/17
D2-500 P1 - Demolition Ground Floor Plan, as received 16/08/17
D2-501 P1 - Demolition First Floor Plan, as received 16/08/17
D2-502 P1 - Demolition Second Floor Plan, as received 16/08/17
D2-505 P1 - Demolition Roof Plan, as received 16/08/17
D3-100 P2 - Proposed Ground Floor Plan, as received 04/09/17
D3-101 P2 - Proposed First Floor Plan, as received 04/09/17
D3-102 P2 - Proposed Second Floor Plan, as received 04/09/17
D3-103 P1 - Proposed Third Floor Plan, as received 04/09/17
D3-104 P1 - Proposed Fourth Floor Plan, as received 04/09/17
D3-105 P1 - Proposed Roof Plan, as received 16/08/17
D3-200 P2 - Proposed Northern and Western Elevations, as received 24/10/17
D3-201 P1 - Proposed Southern Elevations, as received 16/08/17
D3-205 P1 - Proposed façade sections, as received 04/09/17
D3-300 P1 - Proposed bike store, as received 04/09/17
Email from Orbit Architects Ref '1535 - Kings Wharf - Highways comments on planning application 171428', dated and received 16/10/17.

Proposed plans as part of this application

Drawing Number:

- 1535-D3-100 P5 - Proposed Ground Floor Plan
- 1535-D3-101 P3 - Proposed First Floor Plan
- 1535-D3-102 P3 - Proposed Second Floor Plan
- 1535-D3-103 P2 - Proposed Third Floor Plan
- 1535-D3-104 P2 - Proposed Fourth Floor Plan
- 1535-D3-200 P5 - Proposed Elevations 1 of 2
- 1535-D3-205 P2 - Façade sections - proposed
- 1535-D3-300 P2 - Car Park Cycle Store

As received: 03/05/2019

6. Relevant Planning History

171428 - FUL - Various external alterations to Kings Wharf including new ground floor entrance on corner of Kings Road and Highbridge Wharf, canopy at first floor level, louvres at first to fourth floor level, removal of roof level rotunda and partial removal of ground floor entrance attached to Highbridge House, new cycle storage and associated works. - Application Permitted

171429 - LBC - Various internal and external alterations to Highbridge House, including partial removal of existing attached entrance to Kings Wharf - Application Permitted

171864 - ADV - 1x non-illuminated fascia sign at ground floor level at junction of Kings Road and Highbridge Wharf - Application Permitted

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

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

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

10. Appraisal

In the context of the permitted scheme it is not considered that the amendments will have any material impact on the overall design idiom or neighbour amenities. This is primarily owing to the context of the overall approved scheme and the nature of the surrounding context, with the proposed changes being of a relatively minor scale and nature in this context. It is also noted that the proposed additional cycle storage would not alter the permitted parking provision and as such is not considered to materially alter the approved scheme. The vertical fin/louvres were incorporated on the corner of the original permission to further help define the new entrance to the building. At the time this was considered to provide a degree of visual interest and softening of the existing green windows (when set within the context of the lawful black painting of the building). In effect, this non-material amendment seeks to formally omit this element, which in overall terms is not considered to have a substantial impact on the design idiom of the original scheme (if it had not been included previously it would not have changed the officer decision) and can therefore be formalised through this non-material amendment.

An informative is recommended which states that this permission relates only to the change highlighted on the plans. Furthermore it shall only be read in the context of the substantive permission, and is bound by all conditions attached to that 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

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

1. The drawings hereby approved as Non-material Amendments to original planning permission 171428 (granted on 30/10/2017) are as follows:

Drawing Number:

- 1535-D3-100 P5 - Proposed Ground Floor Plan
- 1535-D3-101 P3 - Proposed First Floor Plan
- 1535-D3-102 P3 - Proposed Second Floor Plan
- 1535-D3-103 P2 - Proposed Third Floor Plan
- 1535-D3-104 P2 - Proposed Fourth Floor Plan

- 1535-D3-200 P5 - Proposed Elevations 1 of 2
- 1535-D3-205 P2 - Façade sections - proposed
- 1535-D3-300 P2 - Car Park Cycle Store

As received: 03/05/2019

Reason: To clarify which plans are approved.

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 30/10/2017 under reference number 171428, and is bound by all the conditions 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.