

**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: Turley
The Pinnacle
Tudor Road
Reading
RG1 1NH

Application No: 180673
Application type: Non Material Amendment

Applicant: Hermes Property Unit Trust

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 140997. Amendments to 'Block A' including changes to facade detailing, changes to window arrangement, ground floor enlargement to rear to provide bicycle and refuse stores, provision of lift overrun and plant enclosure at roof level.

At: St Martins Precinct Church Street Caversham 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



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Date: 9 August 2018

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Application At: St Martins Precinct Church Street Caversham Reading

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CONDITIONS & REASONS

Amended Condition 2

The drawings hereby approved as a Non-material Amendment to original permission 140997/FUL are as follows:

PP-1A-01A P2 - Car Parking Provisions Plan - Annotated
PP-1A-02A - P2 - Cycle Parking Provision - Annotated
PP-1A-03A - P2 Proposed Phase 1A Entrance Gate - Annotated
PP-A-01A Proposed Ground Floor Plan P4 (1607) - Annotated
PP-A-02A Proposed First Floor Plan P5 (1607) - Annotated
PP-A-03A Proposed Second Floor Plan P5 (1607) - Annotated
PP-A-04A/P5 Proposed Third Floor Plan - Annotated
PP-A-05A/P3 Proposed Fourth Floor Plan - Annotated
PP-A-06A Proposed South Elevation P4 (1607) - Annotated
PP-A-07A/P4 Proposed North Elevation - Annotated
PP-A-08A Proposed West Elevation P4 (1607) - Annotated
PP-A-09A/P3 Proposed East Elevation - Annotated
PP-A-10A Proposed West Elevation (Context) P4 (1607) - Annotated
PP-A-11A/P1 Proposed Roof Plan - Annotated
PP-A-12/P1 - Proposed Section A-A
PP-A-13/P1 - Proposed Section B-B
PP-MP-03A/P4 Proposed Site Section - Annotated
PP-MP-04A Proposed Streetscape Elevations P6 (1607) - Annotated
PP-MP-11A/P2 Proposed Facade Build Up - Annotated
1607/900-01/P2 Phase 1A Hard and Soft Landscaping Plan
1607/900-02/P1 Retail Terrace Hard Landscaping Plan
1607/900-03/P1 Service Yard Hard Landscaping Plan
1607/900-04/P2 Retail Cycle Parking Hard Landscaping Plan
28578 RG-L-01 Revision D - Soft Landscape Planting Plan
1607_08_010 Strata Cell Structure System 1of4



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Head of Planning, Development
& Regulatory Services

1607_08_011 Strata Cell Structure System 2of4
1607_08_012 Strata Cell Structure System 3of4
1607_08_013 Strata Cell Structure System 4of4
Reason. To clarify which drawings are approved

New Condition 3A:

Notwithstanding Condition 3 of permission 140997/FUL, no development within Phase 1A shall take place until details and samples of all materials to be used in the construction of the external surfaces of the development, to be in accordance with the details noted on the approved drawings, have been submitted to and been approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved materials.

Reason: In the interests of the character and appearance of the area and the setting of listed buildings in accordance with Policies CS7 and CS33.

New condition 4A:

Notwithstanding Conditions 4 and 6 of permission 140997/FUL as amended by 160018/NMA, the hard and soft landscaping of Phase 1A hereby approved shall be carried out, in accordance with the approved landscaping plans, documents and specifications contained within Landscaping document 1607_08_180629_Rev B including:

1607/900-01/P2 Phase 1A Hard and Soft Landscaping Plan
1607/900-02/P1 Retail Terrace Hard Landscaping Plan
1607/900-03/P1 Service Yard Hard Landscaping Plan
1607/900-04/P2 Retail Cycle Parking Hard Landscaping Plan
28578 RG-L-01 Revision D - Soft Landscape Planting Plan
1607_08_010 Strata Cell Structure System 1of4
1607_08_011 Strata Cell Structure System 2of4
1607_08_012 Strata Cell Structure System 3of4
1607_08_013 Strata Cell Structure System 4of4

All hard landscaping shall be completed before first occupation of any part of the development within Phase 1A. The soft landscaping shall take place no later than during the first planting season following the date when the development within Phase 1A is first occupied, or in accordance with a timetable that shall have been agreed in writing with the Local Planning Authority prior to first occupation.

Any trees or plants that, within a period of 5 years from the date of planting, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting



LEB

Date: 9 August 2018

Head of Planning, Development
& Regulatory Services

season with trees or plants of a similar size and species, unless the Local Planning Authority gives written approval to any variation.

Reason: in the interests of the character and appearance of the new development and in accordance with Policies CS7, CS38 and DM18.

Amended Condition 8 (refer to 140997/FUL for original):

Phase 1a shall not be carried out other than in accordance with the submitted Tree Protection Measures document CC30-1018 dated June 2018, received 9 July 2018 and parts a, b, c and d of this condition shall apply at all times following commencement of Phase 1a.

All other phases of the approved development shall not be commenced until.

i) an Arboricultural Method Statement to BS5837:2012 for all works within, or affecting, Root Protection Areas, including a phased timetable for its implementation, and

ii) a Tree Protection Plan to BS5837:2012 showing the position and specifications of tree protective fencing and other necessary measures, including a phased timetable for its implementation, have been submitted to and approved in writing by the Local Planning Authority.

a) No retained tree shown on drawing 30-1018.01-D shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Recommendations for Tree Work).

b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the local planning authority.

c) No works shall be carried out within, or affecting, Root Protection Areas at any time other than in accordance with the approved Arboricultural Method Statement.

d) The erection of fencing and other measures for the protection of retained trees shall be undertaken in accordance with the approved Tree Protection Plan and timetable. Such protection as required by the above condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed in accordance with the approved Tree Protection Plan and timetable. No materials, soil, rubbish or vehicles shall be deposited or stored in any area protected in accordance with this condition and no fires shall be lit, and no raising or lowering of



LEB

Date: 9 August 2018

Head of Planning, Development
& Regulatory Services

ground levels, or excavations, shall take place within these areas. No drains, pits, ditches or trenches shall be dug in or run across the protected areas at any time before, during and after the development of the site, unless otherwise agreed in writing by the local planning authority.

Reason: to ensure that appropriate protection is given to trees of amenity value on and surrounding the site in accordance with Policy CS38.

New Condition 18A:

Notwithstanding Condition 18 of permission 140997, no part of the development within Phase 1A shall be occupied until all vehicle parking spaces and associated access and turning space shown on the approved drawing 1607 PP-1A-01A Issue P2 dated 6 July 2018 has been fully provided in accordance with the approved drawing. The parking spaces, access, and turning space shall be retained as approved at all times thereafter and for vehicle parking purposes only.

Reason: To ensure sufficient parking provision to meet the needs of the development, and in the interests of Highway safety. In accordance with Policies CS20, CS24, DM12 and Revised Parking Standards and Design SPD.

New Condition 19A:

Notwithstanding Condition 19 of permission 140997, no part of the development within Phase 1A shall be occupied until the bicycle parking facility has been fully provided in accordance with the approved plan 1607 PP-1A-02A dated 6 July 2018. The facility shall be kept available for bicycle parking only at all times thereafter. Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with the Local Planning Authority's approved transport policies CS23 and CS24 and Revised Parking Standards and Design SPD.

New condition 31A:

The fourth floor rooftop equipment (AC VRF condensers, Chiller condenser, Freezer condenser, Kitchen extract fan) shall not be installed other than as detailed in Noise Impact Assessment (NIA) ref. 70034664 rev.1 dated 7 February 2018 and the associated noise mitigation measures shall have been provided as detailed in the NIA prior to the equipment being brought into use. The equipment and noise mitigation measures shall be maintained as such at all times thereafter. No other equipment is approved without the specific written approval of the Local Planning Authority.



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Date: 9 August 2018

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Reason. To clarify which plant is approved, to ensure consistency with existing Condition 31, and in the interests of residential amenity. In accordance with Conditions CS34 and DM4.

New condition 35:

The three additional windows to the south elevation annotated as obscure glazed shall be fixed non-opening and glazed with obscure glass on parts below 1.8m as a minimum when measured from the finished floor level of the respective rooms, before occupation of that room, and shall be permanently maintained thereafter as non- opening and obscure glazed.
Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4 and DM11.

INFORMATIVES

1. For the avoidance of doubt the ground floor Air Handling Unit and Toilet Extract Fan are NOT APPROVED and full details should be submitted pursuant to Condition 31.
2. This notice relates only to the changes to conditions referred to above. It shall only be read in the context of the substantive planning permission granted under reference number 140997/FUL 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.
3. 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.



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