

**SENT BY PLANNING PORTAL
PP-07292333**

Our Ref
R00107/WT/JD

24 September 2018

Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

Dear Sir or Madam

**JACKSONS CORNER, 1-9 KINGS ROAD, READING, RG1 3EY
NON-MATERIAL AMENDMENT APPLICATION TO PLANNING PERMISSION REF: 171238
SECTION 96A ('S96A') OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

On behalf of the applicant, 1-9 King's Road LLP, please find enclosed a non-material amendment application ('NMA') that seeks to vary the wording of Planning Condition 19 (Odour Assessment) ('the condition') pursuant to Planning Permission ref. 171238 ('The Permission').

The Permission was granted on 15 March 2018 and by virtue of Section 73 ('S73') application, please note description of development below:

"Preservation of the building frontage to 1-9 King's Road (incl insertion of 3 new windows); retention and enlargement of commercial space (ground floor and basement levels) and conversion of upper floors to 18 residential units. Demolition of commercial ancillary accommodation to rear and construction of new 5 storey residential block of 15 units plus creation of central courtyard, as permitted by application 160849 but without complying with conditions 2, 15, 18, 23, 25, and 27, incorporating minor internal layout and external changes to the approved scheme".

The condition as drafted doesn't cater for the specific requirements of a prospective end user. Whilst the applicant is in the process of seeking end users for the approved commercial units, these have not been confirmed yet. As agreed with Matthew Burns in email correspondence dated 25 July 2018, this NMA seeks to amend the wording of the condition to enable the phased occupation of these units. This is to enable tenant specific odour management requirements to be accommodated for each unit.

In summary, the condition should be altered to require the [odour] details to be submitted prior to first occupation of each of the units. This would allow the applicant to commence development and then provide the relevant details when an occupier is known.

Proposed Changes

In the below section we provide for the original iteration of the condition and provide our suggested altered planning condition wording.

The condition states:

~~“No development, except for demolition, shall take place until an odour assessment has been carried out and a detailed odour management plan to include scaled plans, odour control specifications and a maintenance plan has been submitted and approved. Reference shall be made to the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (January 2005) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the development shall not be carried out other than in accordance with the approved scheme unless the Local Planning Authority otherwise agrees in writing”.~~

In the interest of greater flexibility and future take up of the proposed commercial units, we would propose the following changes to the wording of the condition.

“Prior to first occupation of the relevant unit, an odour assessment should be carried out and a detailed odour management plan submitted to the LPA to include scaled plans, odour control specifications and a maintenance plan. Reference shall be made to the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (January 2005) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the development shall not be carried out other than in accordance with the approved scheme unless the Local Planning Authority otherwise agrees in writing. *For the avoidance of doubt this condition allows for the phased occupation of the three restaurant units*”.

We trust the above is acceptable and remains pursuant to planning permission ref. 171238 such that the proposals remain fully compliant with Local Plan Policy and acceptable in planning terms.

Submission Documents

The NMA comprises the following supporting material:

- Relevant planning application form;
- Relevant planning application fee £234;
- This cover letter outlining the planning background and suggested condition wording.

We trust that this submission meets your requirements. We look forward to a swift and positive outcome. In the meantime, please do not hesitate to contact me or my colleague Will Thompson (will.thompson@rokplanning.co.uk) if you have any queries or require any further information.

Yours sincerely



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For and on behalf of ROK Planning