

DELEGATED APPLICATION REPORT

Address: Davidson House, Forbury Square

Application No: 181316/NMA

Proposal: Non-material amendments to planning permission 172092 (Improvements to canopy/passageway and entry statement to existing office building and refurbishment of entrance lobby and common areas. Change of use from class B1 (a) to D2 of the basement area adjacent to south entrance) to change the rear façade of the building at street level to the west of the entrance on the south elevation

Applicant: Mr John Duthaler

Date received (valid from): 27/07/2018

Target Decision date: 24/08/2018

Agreed Extension of Time: 06/09/2018

Case officer: Tom French

1. Site Description and Surrounding Area

The site relates to the 6 storey building known as Davidson House, which forms the southern end of Forbury Square. The external finish of Davidson House is curtain wall glazing and the building is separated at ground floor level by a walkway, between Carluccio's and the other more westerly ground floor unit, allowing access between Forbury Square and Abbey Square.

The building is within the Reading Central Area, the Central Core Area and the Office Core Area. It is also within an air quality management area. The eastern boundary of the Market Place/London Street Conservation Area lies to the west of the site. The Forbury Gardens lies to the north of the site. The garden is a Grade II listed park (within the Register of Historic Parks and Gardens) and is also within the designated area of the Scheduled Ancient Monument of Reading Abbey. Various Memorials/walls at the gardens are also listed: the Maiwand memorial is Grade II listed; the Anglian Cross is Grade II listed; the wall between Forbury Road and Abbott's Walk is Grade II listed; the shelter at the north-east corner of the gardens are Grade II listed; the archway and retaining walls connecting Forbury Gardens and the Abbey Ruins are Grade II* listed.

2. The Proposal

Non-material amendment to planning permission 172092 granted on 12/02/2018 is proposed. More specifically, it is sought to place PPC spandrel panels over the glazing of the curtain wall to the west of the entrance in the south elevation and also to insert a PPC louvre 2.2m above floor and 2.9m wide.

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 of application 172092

Drawing No: 1189/PL/1000 Location Plan

Drawing No: 1293-PL-2000 Proposed Block Plan

Drawing No: 1293-PL-2001 Proposed Site Plan

Drawing No: 1293-PL-2100 Proposed Basement Plan

Drawing No: 1293-PL-2101 Proposed Ground Floor Plan

Drawing No: 1293-PL-2102 Proposed Elevations

Drawing No: 1293-PL-2103 Proposed Section A-A

Davidson House Drainage B1 Drainage Layout

Lighting Strategy

Received 27th November 2017

Proposed plans as part of this application

Drawing No: 1293/RE/1102 Rev. C North & South Elevations

Received 27th July 2018

Email and attachments from DN-A Architecture, as received 30/08/18

6. Relevant Planning History

The application site has an extensive planning history. The most recent and relevant are:

990568 - FUL - Creation of new Public Square and surrounding office buildings with ground floor A3 uses - Granted following completion of legal agreement

040820 - FUL - New glass shopfront to ground-floor front elevation and external seating with 6 canvas parasols incorporating integral compact florescent lights - Application Permitted

071553 - FUL - Change of use to allow flexible use rights for A1, A2, A3 and B1 uses in Unit 4 of Davidson House - Application Permitted

(This is the unit fronting Abbey Square to the west of the central walkway through the site.)

071547 - FUL - Change of use to allow flexible rights for A1, A2, A3, A4 and B1 uses in unit 2A and unit 2C of Davidson House, and A1, A2, A3 and B1 uses in unit 4 of Davidson House - Application Permitted

172092 - FUL - Improvements to canopy/passageway and entry statement to existing office building and refurbishment of entrance lobby and common areas. Change of use from class B1(a) to D2 of the basement area adjacent to south entrance - 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, either individually or cumulatively, 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.

A condition is recommended which states that the materials used in the development will be as described in the email sent by the agent (received 30/08/2018). That is the insulated panels will be single 1500mm panels fixed into the curtain walling system. The panels will be made from aluminium and finished in polyester powder coating, colour RAL 9006.

An informative is recommended which states that this permission relates only to the changes 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 subject to the following conditions:

1. The drawings hereby approved as Non-material Amendments to original planning permission 172092 is as follows:

Drawing No: 1293/RE/1102 Rev. C North & South Elevations

Received 27th July 2018

Reason: To clarify which plan is approved.

2. The PPC spandrel panels to be used in the construction of the external surfaces of this development shall be:

1500mm aluminium panels finished in polyester powder coating (colour RAL 9006) fixed into the curtain walling system, as described in email from the agent (received 30/08/2018).

Reason: in the interests of ensuring that the new development appears in keeping with the existing building or surrounding area in accordance with Policy CS7 and Policy RC5.

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 12/02/18 under reference number 172092, 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.
3. The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within reasonable timeframes.