

DELEGATED REPORT: 171103/NMA

Address: Bel and the Dragon Gas Works Road Reading

Proposal: Application for a non-material amendment following a grant of planning permission ref 161260 (removal of condition no. 5)

Consultation

Applications under S96A are not applications for planning permission, so are not covered by the publicity requirements as set out in the DMPO.

Relevant Planning History

161260-FUL & 161261-LBC - Proposed change of use at first floor to create five guest bedrooms and associated internal alterations - Granted subject to S106 legal agreement.

11-00363-LBC - Internal decoration, bar counter works, removal of lightweight decorative screens - Granted.

02-00459-FUL - Upper terrace with lower deck staff living accommodation on a barge to include moorings - Granted.

01-01170-LBC - Part change of use to restaurant (A3). Demolition of industrial sheds and extension and internal refurbishment of museum buildings - Granted.

Proposal

The application seeks a non-material amendment following a grant of planning permission ref 161260 to remove the requirements of condition no. 5 relating to BREEAM level requirements for the proposed conversion works.

Appraisal

The nature of the conversion works proposed is not considered to fall comfortably within any of the BREEAM requirements set out the Revised Sustainable Design and Construction SPD (2011). In addition information submitted by the applicant demonstrates that the small scale nature of the proposal is such that the proposed sustainability requirements incorporated within the BREEAM levels would result in disproportionate costs relative to the extent of works proposed to convert this part of the building and would render the proposal unviable.

In this instance it is considered reasonable to remove condition no. 5 and the associated BREEAM requirements from planning permission 161260. The applicant would still be required to carry out the development to the relevant building regulations requirements separately to implementation of the planning permission.

Removal of the condition is considered to be 'non-material' and would not affect the nature of the change of use, number of rooms to be provided or external appearance of the building.

Conclusion:

Removal of condition no. 5 of planning permission ref. 161260 is considered to be acceptable non-material amendment.

Recommendation:

Agree non-material amendment.

DECISION

Removal of condition no. 5 is hereby considered to be acceptable non-material amendment to planning permission ref. 161260. The condition is hereby removed.

INFORMATIVES

1. All other drawings and conditions relating to application 161260 remain unchanged.
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.

Case officer: Matt Burns