

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION TO VARY/REMOVE CONDITION UNDER SECTION 73 OF THE TOWN
AND COUNTRY PLANNING ACT 1990**

To: Quod
Mr Sean Bashforth,
Ingeni Building
17 Broadwick Street
London
W1F 0AX

Application No: 151427
Application type: Variation of Condition

Applicant: Sackville Developments (Reading) Limited

READING BOROUGH COUNCIL as Local Planning Authority hereby **GRANT** planning permission for the development as described below:-

Proposal: Section 73 application to vary conditions 2, 5, 6, 54 and 57 of outline permission 130436 to remove reference to Plot E.

At: Station Hill Reading RG1 1NF

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date:



Head of Planning, Development
& Regulatory Services

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Application At: Station Hill Reading RG1 1NF

Application No: 151427

Application type: Variation of Condition

CONDITIONS & REASONS

The conditions that are the subject of and attached to outline planning permission 130436 (see Appendix 1) are expressly incorporated into this planning permission adjusted as follows:

New condition 5 (parameter plans):

The development hereby permitted shall be carried out in accordance with the approved plans and the Reserved Matters approved under Condition 1 (of planning permission 130436) and any other details as may be approved under these conditions:

698_PP_07_001 Parameter Plan 1: application boundary 1:500 A1 P3 698_PP_07_002

Parameter Plan 2: demolition and retained buildings 1:500 A1 P5

698_PP_07_003 Parameter Plan 3: building plot (including heights) 1:500 A1 P5

698_PP_07_004 Parameter Plan 4: public realm 1:500 A1 P4 698_PP_07_005 Parameter Plan 5: vehicle and pedestrian access routes 1:500 A1 P6

698_PP_07_006 Parameter Plan 6: ground floor uses 1:500 A1 P5 698_PP_07_007

Parameter Plan 7: upper floor uses 1:500 A1 P5

All plans received by the Local Planning Authority on 10 August 2015. Reason: to clarify which plans are approved and in the interests of proper planning.

New condition 6 (maximum floorspaces):

The total quantum of development hereby permitted in this planning permission and expressed as Gross External Areas (GEA) across the different plots shall not exceed:

(a) Retail (A1-A5): 10,000 sq.m. (GEA)

(b) Leisure (D2) (Plot F): 2,200 sq.m. (GEA)

(c) Residential (C3): 19,500 sq.m. (GEA)/190 dwellings

(d) Offices (B1a): 122,000 sq.m. (GEA)

(e) Car parking: 1,000 spaces

(f) 'Back of house' facilities: 2,000 sq.m. (GEA).

and the following shall apply to the interpretation of this Condition:

i. Floorspace figures exclude roof top and basement plans (incl. the energy centre)

ii. The public realm may additionally include small retail kiosks (use Class A1-A5), which in total will not exceed 10% of the approved retail floorspace



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iii. The leisure floorspace area above excludes the rooftop pitches on the roof of Plot G.

Reason: to ensure the development is carried out in accordance with submitted details and to ensure the quantum of floorspace is consistent with the parameters assessed in the Environmental Statement.

Policies: CS4, CS14, CS20, CS25, RC1, RC6, RC7, DM12

New condition 54 (minimum retail areas per plot):

In relation to the amount of retail floorspace (gross external area), the following minimum retail (A1-A5 use) floorspaces shall be supplied per Plot:

Plot B: not less than 250 sq.m.

Plot C: not less than 800 sq.m.

Plot D: not less than 250 sq.m.

Plot F: not less than 800 sq.m.

Plot G: not less than 800 sq.m.

Reason: to ensure a suitable retail presence within the active frontage and to ensure a suitable mix of uses across the plots. Policies: CS7, RC1, RC10

New condition 57 (courtyard levels):

Notwithstanding approved Parameter Plan 3 (Condition 5 of permission 130436), the maximum height of the courtyard level on Plot F hereby approved shall not exceed +50m AOD.

Reason: in the interests of the amenities of the adjacent sites and so as not to unacceptably prejudice the delivery of development within RCAAP sites RC1a and RC1b. Policies: CS7, RC1, DM4

INFORMATIVES

1. This decision relates to the conditions indicated. You are advised that all other planning conditions relating to outline planning permission 130436 remain applicable and are unchanged and will continue to apply. This includes Condition 2 of outline planning permission 130436 (time limits), which sets the life of the permission from 9th. January 2015.

2. The Local Planning Authority has been positive and proactive in dealing with the planning application by advising on matters to make the proposal acceptable and dealing with the application in a timely manner.



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3. Your attention is drawn to the terms and conditions of this Section 73 variation planning permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any conditions attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

4. Plots means any one or more of Plot A, Plot B, Plot C, Plot D, Plot F, and Plot G, as the context requires.



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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits. If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.gov.uk/pcs.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.