

DELEGATED APPLICATION REPORT

Ward: Redlands

App Ref: PL/25/0179 Non-Material Amendment

Address: NORTH BLOCK, ROYAL BERKSHIRE HOSPITAL, LONDON ROAD, READING

Proposal: Non material amendment to conditions 2 and 3 of planning permission 221385 to enable phasing

Applicant: Royal Berkshire Hospital

Received date: 04/02/2025

Target Decision date: 04/03/2025, extension of time sought

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

The application site comprises the east wing of the Royal Berkshire Hospital on London Road. The building is three storeys tall and is a Grade II* listed property and has been unoccupied since 2008. It is of traditional construction, comprising loadbearing masonry, suspended timber upper floors and timber roof structure and the external elevations are mostly clad with Bath stone. The building is in need of structural repair and permission has been granted under Listed Building Consent 221385 for 'Permission to carry out urgent repairs to the building's fabric to make safe structurally and watertight. Repair works to stonework, replacement roof, stripping of rotten timbers internally, removal of defective plaster and removal of floorboards and ceilings to allow access through the building to inspect and make safe roof structure' on 21 June 2023.

The surrounding site is a mix of residential and commercial. The RBH site is also adjacent to, but not within, two conservation areas – Eldon Square and Kendrick Road.

2. PROPOSAL AND SUPPORTING INFORMATION

Due to logistical issues arising in the project planning of the works agreed under planning application 221385 for urgent structural and repair works to be completed on the North Block of the Royal Berkshire Hospital, it is proposed that the works as approved can be split into three phases of work. Phasing plan 6947.290 for repairs as proposed for the north block east wing has been submitted for as a non material amendment to conditions 2 and 3 of planning permission 221385. It is proposed that condition 2 relating to the requirement for a materials schedule can be split into 3 phases comprising: phase 1 Stonework repairs, phase 2 roof replacement and repair and phase 3 removal of internal damaged timber to enable the material schedules to be submitted separately for each phase of works. The additional plan is proposed to be added to the approved plans in Condition 3.

3. CONSULTATIONS

i. Neighbour Consultation

No statutory requirement for any for this type of application.

No responses received.

ii. Chair & Vice Chair of the Planning Application Committee and Redlands Ward Councillors

Not required following changes to the scheme of delegation in April 2020.

4. PLANS CONSIDERED

i. The Council, in reaching its recommendation, has taken into consideration the following plan submitted by the applicant:

6947.290 Phasing plan for repairs as proposed for the north block east wing
As received on 4 February 2025

5. RELEVANT PLANNING HISTORY

221385/LBC Permission to carry out urgent repairs to the building's fabric to make safe structurally and watertight. Repair works to stonework, replacement roof, stripping of rotten timbers internally, removal of defective plaster and removal of floorboards and ceilings to allow access through the building to inspect and make safe roof structure. Consented 21/6/2023

201826/LBC - Listed Building Consent for a new piled underpinning scheme to foundations, together with a new below ground drainage network (including soakaway). – Consented 22/6/21

221067/LBC - Listed Building Consent - Injection grouting to stabilise building – Consented 3/3/23

6. 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 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.

7. 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."

8. RELEVANT POLICIES

The proposed amendments are assessed for materiality – not on the basis of their planning merits. Planning policies therefore do not apply.

9. APPRAISAL

The proposed change is to allow the phasing of works into 3 separate phases necessary for the completion of works. Full details are still required to be submitted in order for the condition to be discharged.

The changes proposed do not compromise the approved works. The amendments are considered to simply represent a minor amendments required to enable the works to be project managed effectively. The changes are considered to be non-material changes and the revised plan is considered acceptable.

Additional plan to be approved

6947.290 Phasing plan for repairs as proposed for the north block east wing
As received on 4 February 2025

In practice, the wording of the conditions will be altered as follows (elements omitted marked by a strikethrough; additions in bold):

REPLACEMENT CONDITION 2

2. Prior to commencement of each phase/s of works, as shown on approved plan 6947.290 Phasing plan for repairs as proposed for the north block east wing, No development shall

~~commence on site until~~ a full material schedule (along with samples), including type of finishes, and a full inventory of all the details to be recreated and/ or rebuilt (including photos) **for the phase/s**, is to be submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans, and must show the relationship with the surrounding / original fabric. The works shall then progress in strict accordance with the approved details unless agreed otherwise in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 3

The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans or specifications received 16th September 2022 unless otherwise stated and subject to the additional further detail for approval as required under condition 2:

- Drawing no: 6947.100, Location Plan, dated December 2020
- Drawing no: 6947.211 – Roof Plan as Proposed, dated September 2022
- Drawing no: 6947.271 – Works to Floors as Proposed, dated September 2022
- Drawing no: 6947.272 – Works to Ceilings as Proposed, dated September 2022
- Drawing no: 6947.261 – Existing Elevations Showing Windows, dated August 2022
- Drawing no: 6947.262 - Window Repair Specification, dated 16/9/22
- Drawing no: 6947.263 – Typical Window Elevation, dated August 2022
- Drawing no: 6947.264 - Photos [of existing windows], dated 16/9/22
- Façade Structural Repairs - Schedule of works by PAYE, dated 14th July 2022 ref: TB-E.9266-001
- Structural Condition Statement Technical Note, ref: 330510682-STN- XX-XX-TN-S-0002, dated 8th August 2022, by Stantec
- Design and Access Statement, dated 16/9/22 by GBS Health

• 6947.290 Phasing plan for repairs as proposed for the north block east wing As received on 4 February 2025

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the Listed Building Consent hereby approved Policy EN1 of the Reading Local Plan 2019.

Overall comments

In overall terms, officers are content that the proposed changes are acceptable, in themselves and collectively as part of the original application. In light of this being the first s96a application associated with the original application, there are no cumulative impacts to consider in this instance. The proposed changes will practically assist the development being implemented in full, with these changes relating to relatively minor components in the context of the scheme as a whole.

Officers also consider that these changes can be made through the non-material amendment procedure. More specifically, it is not considered that the amendments, either individually or cumulatively, will have any material impact on the overall design idiom, impact on the fabric or character of the heritage asset or any other consideration, set within the context of the original listed building consent. This is primarily owing to the context of the overall original scheme and the nature of the surrounding environment, with the proposed changes being of a relatively minor scale and nature in this specific context.

All changes proposed as part of this application are therefore considered to be appropriate by officers and suitable to progress through the non-material amendment procedure.

An informative is recommended which states that this agreed NMA relates only to the changes highlighted. It will also be acknowledged that the agreed NMA shall only be read in the context of the substantive full permission, and is bound by all the conditions and obligations attached to the substantive

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 original planning permission.

Recommendation Grant Non-material amendments

REPLACEMENT CONDITION 2

2. Prior to commencement of each phase/s of works, as shown on approved plan 6947.290

Phasing plan for repairs as proposed for the north block east wing, a full material schedule (along with samples), including type of finishes, and a full inventory of all the details to be recreated and/ or rebuilt (including photos) **for the phase/s**, is to be submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans, and must show the relationship with the surrounding / original fabric. The works shall then progress in strict accordance with the approved details unless agreed otherwise in writing by the Local Planning Authority. REASON: These details are required due to insufficient information being contained within this submission and in order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 3

The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans or specifications received 16th September 2022 unless otherwise stated and subject to the additional further detail for approval as required under condition 2:

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• 6947.290 Phasing plan for repairs as proposed for the north block east wing As received on 4 February 2025

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the Listed Building Consent hereby approved Policy EN1 of the Reading Local Plan 2019.

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 21 June 2023 under reference number 221385, 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.

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 the application under the non-material amendment procedure.