

DELEGATED APPLICATION REPORT

Ward: Thames

App Ref: PL/26/0642 Non-Material Amendment

Address: CROWNE PLAZA READING, RICHFIELD AVENUE, READING, RG1 8BD

Proposal: Non-Material Amendment Following a Grant of Planning Permission PL/25/0759 in relation to condition 14 (BREEAM Certificate).

Applicant: C/O Agent

Received date: 14/05/2026

Target Decision date: 26/06/2026 (agreed extension)

Case Officer: Sian Hickey

Proposal: The proposal is to amend the wording of condition 14 as follows:

Existing condition 14:

The development hereby permitted shall not be first occupied until a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum a 'Very Good' standard set out in application submission.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

Proposed condition 14:

Within 6 months of occupation of the development a copy of either 1) a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum a 'Very Good' standard set out in application submission; or 2) an alternative sustainability assessment which addresses the requirements of Policy CC2 of the Reading Borough Local Plan, and the need to preserve the character of the building including appropriate assessment criteria has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

The applicant has advised in their submitted letter prepared by Stantec UK Ltd, ref: 333102256, dated 14th May 2026, that the reason for the proposed alteration is that:

Condition 14 currently requires the proposed development to meet BREEAM 'Very Good' standard. However, as set out within the supporting Technical Note (dated 23rd February 2026) from Element Sustainability (the applicant's energy consultant) a BREEAM 'Very Good' standard would be unachievable based on the new BREEAM New Construction V7 technical guidance that was released in November 2025 especially as the scheme is now at RIBA Stage 5 (Construction). However, an alternative assessment under BREEAM In-Use has been presented as a solution which could provide a solution that would satisfy the planning condition and may be more likely to facilitate the award of a BREEAM certificate with 'Very Good' rating. The BREEAM In-Use (BiU) assessment would focus on how the building performs day-to-day. The submission states that the proposed revised condition would allow for this alternative sustainability assessment to be submitted to the Local Planning Authority and at a time to allow for the BRE's QA timescales and BiU certification to be completed.

Objections Received (Summary):

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:

Significant history at the site, most recent:

19/1088/FUL Redevelopment of former Crowne Plaza Hotel car park and construction of new 132-bed hotel (Use Class C1), with associated access, car parking and landscaping. Refused.

PL/25/0759 – Full planning application for a single storey, flat roof extension at the ground floor level to the front of existing hotel to create extension to fitness suite Health & Wellness Club and replacement of canopy over to main entrance and associated landscaping and parking. Approved 01/08/2025

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.

4. RELEVANT PLANNING GUIDANCE AND POLICIES

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."*

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

Appraisal:

The proposed change, detailed above, would not materially alter the function of the condition, which would still require the necessary detail to be submitted at post rather than pre-occupation. The amended condition still secures the same planning objective.

In this instance, this approach is considered acceptable as a table has been provided to demonstrate the comparison between the BREEAM Refurbishment and Fit-Out 2014 methodology, required by the existing condition, and the BIU 2015 methodology. It is considered that the evidence demonstrates that BIU and RFO align across sustainability themes required by CC2. The agent has also confirmed that a ‘Very good’ rating will be targeted.

Within the context of the overall scheme the proposed change is considered non-material and would have no material impact on the overall approved scheme nor the remaining conditions.

It is considered that the proposed amendment of condition 14 would have no detrimental effect with regards to sustainability in accordance with the relevant policies and sustainable design and construction SPD. Therefore, the amendment to the wording of condition 14 is agreed.

Conclusion:

The changes as proposed are considered to be acceptable non-material alterations to the approved scheme.

Recommendation:

Approve non-material amendment subject to conditions. Although Section 96(A) of the Act does not allow for the original decision to be re-issued, it does allow the modification of, or imposition of, conditions. In this respect it is considered appropriate to impose an additional condition:

Condition

Amended Condition 14

Within 6 months of occupation of the development a copy of either 1) a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum a 'Very Good' standard set out in application submission; or 2) an alternative sustainability assessment which addresses the requirements of Policy CC2 of the Reading Borough Local Plan, including appropriate assessment criteria, has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

Informatives

1. This notice relates only to the changes to condition 14 of the substantive planning permission (Ref: PL/25/0759). It shall be read in the context of the substantive planning permission 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 a material change to the approved planning permission.