

DELEGATED APPLICATION REPORT

Ward: Redlands Ward

App Ref: PL/25/0512 Non-Material Amendment

Address: UNIVERSITY OF READING, SHINFIELD ROAD, READING, RG6 6AH

Proposal: Application for a Non-Material Amendment Following a Grant of Planning Permission PL/22/0941 to amend the wording of condition 10 (BREEAM).

Applicant: c/o agent c/o agent

Received date: 31/03/2025

Extended Target Decision date: 26/08/2025

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

The application site has an area of approximately 4,158m². Planning approval was granted for the erection of a single storey extension with associated external and internal alterations to the existing central kitchen building to facilitate the relocation of the School of Art under application 220941.

The site is located within the University of Reading's Whiteknights Campus and is surrounded by other modern academic office buildings, including the Health and Life Sciences Building to the northeast of the site.

Part of the application site is identified as an area of Biodiversity Interest as shown on Reading Borough Council's Proposals Map. The area to the south of Pepper Lane (where Leighton Park School is located) is designated as a Major Landscape Feature and there is Existing or Proposed Green Link which links into the site. The Site lies within Flood Zone 1 and therefore has a less than 0.1% chance of flooding in any year.

Leighton Park School, a Grade II Listed Building, is located to the west of the application site, on the opposite side of Pepper Lane. Within Whiteknights campus there are heritage assets within proximity to the site including the Blandford Lodge, the URS Building, and the landscape garden feature.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is to compensate for a shortfall against the BREEAM Very Good standard and to ensure that the approved development achieves an appropriate standard of environmental sustainability in accordance with Policy CC2 of the Reading Borough Local Plan 2019. These changes are sought under an application for a Non-Material Amendment Following a Grant of Planning Permission PL/22/0941 to amend the wording of condition 10 (BREEAM).

The remaining conditions remain unchanged. No other changes are sought and the building footprint will remain the same.

Plans/Documents submitted

Project delivery programme – Whiteknights Campus

Reading University loft project – Whiteknights Campus

Greenlands Campus, Reading University

As received 7 August 2026

Art Relocation Project_BREEAM_LPA_PAb Campus Development, 3 July 2026

As received 3 July 2026

Technical Note - BREEAM Rating Shortfall Compensation Assessment, 20 March 2026

As received 25/03/2026

E0051 250219 UoR Art Building BREEAM Rating Shortfall Compensation Methodology, BREEAM
Technical Note No.1 Ecounico Ltd
As received 20 February 2026

BRUKL – W310 As built University of Reading
9316-1171-8184-9569-4013 EPC – W310 University of Reading
As received 20 June 2025

333100259/A3/CAD/MO Covering letter, Strantec, 25 March 2025
BREEAM Credit tracker, Ecounico, 13 Mar 2022
BREEAM Credit tracker, Ecounico, 19 May 2023
BREEAM Credit tracker, Ecounico, 13 July 2023
BREEAM Credit Tracker, Ecounico, 9 April 2024
BREEAM Credit Tracker, Ecounico, 30 Aug 2024
BREEAM Credit Tracker, Ecounico, 9 Oct 2024
794-ENV-ACO-21021, BREEAM Compliance Assessment 20240905, RPS, 5 September 2024
BREEAM Pre-assessment Summary Report, Ecounico, 21 Oct 2021
Project Exception Report, October 2024, University of Reading
~~9316-1171-8184-9569-4013 EPCW310, University of Reading~~
As received 31 March 2025

3. CONSULTATIONS

Applications under S96A are not applications for planning permission, so are not covered by the publicity requirements as set out in the DMPO, nevertheless the following were consulted:

- RBC Sustainability team – No objections. It is considered that the additional roof insulation is sufficient to make up the shortfall in this instance.
- RBC Principal Infrastructure and Monitoring Officer – No objections to the additional information that additional roof insulation works have been completed to offset the difference and to meet the equivalent of a 'Very Good' BREEAM requirement.

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.

4. 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."*

5. RELEVANT POLICIES

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

6. APPRAISAL

Original wording for Condition 10, PL/22/0941

"Prior to first use of the development hereby approved, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a postconstruction 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 the standard set out in the Interim BREEAM Certificate.

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

The agent confirmed that 'The building achieved a final BREEAM rating of 'Good' (46.76%), representing a shortfall of 8.24% against the required 'Very Good' threshold (55%)'. Additional information has been submitted to evidence additional works, additional to the original requirements of the BREEAM condition.

A written statement has been provided to state that these works are additional rather than remedial measures with evidence provided that the roof insulation works has been completed.

Proposed Wording for Condition 10:

All works and sustainable building practices implemented within the wider campus as set out in the following documents shall be retained and maintained for the lifetime of the development hereby approved:

Project delivery programme – Whiteknights Campus
Reading University loft project – Whiteknights Campus
Greenlands Campus, Reading University
As received 7 August 2026

Art Relocation Project_BREEAM_LPA_PAb Campus Development, 3 July 2026
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Technical Note - BREEAM Rating Shortfall Compensation Assessment, 20 March 2026
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REASON: To compensate for the shortfall against the BREEAM Very Good standard and to ensure that the approved development achieves an appropriate standard of environmental sustainability in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

7. RECOMMENDATION

AGREE Non-material Amendment

Amended Condition 10:

All works and sustainable building practices implemented within the wider campus as set out in the following documents shall be retained and maintained for the lifetime of the development hereby approved:

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REASON: To compensate for the shortfall against the BREEAM Very Good standard and to ensure that the approved development achieves an appropriate standard of 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 10 of planning permission PL/22/0941. It shall only 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 material changes to the approved planning permission.
3. This NMA relates to Condition 10 only and does not extend to permit any Operational Development.
4. This NMA relates to matters under the Planning Acts only. Other licences/approvals may be required.
5. The Local Planning Authority has worked positively and proactively with the applicant to determine the application under the non-material amendment procedure.