

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	251509
Site Address:	Stenton Halls, Mackinder Halls & Childs Halls, Whiteknights Campus, University of Reading
Expiry Date:	20 August 2025
Proposal: Prior approval submission for the proposed render replacement works to the existing Stenton Halls, Childs Halls and Mackinder Halls student accommodation buildings at the University of Reading.	

PLANNING CONSTRAINTS/STATUS

Major Development Location – Earley
Mineral Safeguarding Areas
Major Nuclear Sites Consultation Zone
EA Groundwater Zones
Risk of Flooding from Surface Water
Bat Roost Habitat Suitability
Great Crested Newt Impact Risk Zones
Local Wildlife Sites Consultation Zone
SSSI Impact Risk Zones
Listed Buildings
Local Historic Parks and Gardens Consultation Zone

PLANNING POLICY/LEGISLATION

Town and Country Planning Act 1990 (as amended)

Section 55	Provides that 'development' includes the carrying out of building operations on land, and 'building operations' includes structural alterations or additions to buildings.
Section 57	Planning permission is needed for all development of land.
Section 187a	Enforcement for breach of conditions

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Section 7	Prior approval applications: time periods for decision
Article 3	
Article 4	Provides that the planning authority may give direction to restrict the effect of Article 3

PLANNING HISTORY

Application No.	Description	Decision & Date
081730	Proposed erection of one building comprising of 402 study bedrooms in 8 and 10 cluster flats including accommodation for 1 resident tutor, energy centre and cycle store.	Approved 19/01/2009

091692	Application for submission of details to comply with following conditions 2, 4, 20, and 21 of planning consent F/2008/2270. Conditions are as follows:- 2. Samples and details of materials to be submitted. 4. Habitat Management Plan 20. Scheme of surface water drainage to be submitted. 21. Piling risk assessment report to be submitted.	Replied 04/06/2009
091781	Proposed erection of 594 study bedrooms in 8 & 10 bed cluster flats, 300 study bedrooms in 12 bed townhouses, one resident tutor flat, energy centre, cycle store and associated landscaping. Demolition of existing Childs Hall.	Approved 15/12/2009
092050	Application for submission of details to comply with the following condition of the planning consent F/2008/2270: 13. Drainage strategy.	Approved 13/08/2009
092159	Application for submission of details to comply with the following conditions of planning consent F/2008/2270: 3. Archaeological method statement 5. Scheme to deal with potential contamination 8. Existing and intended levels 9. Site operatives, visitors and construction vehicles arrangements on site 10. Hard and soft landscape proposals 12. Arboricultural Method Statement 15. Details of private fire hydrant(s) 16. Scheme of demolition 18. Details of the provision of 83 car parking spaces	Replied
100540	Application for a non-material amendment to planning consent F/2009/1855 to allow changes in finish and pitch of town house roof plus extension to resident tutor flat on top floor of building 02.	Approved 12/01/2011
100892	Application for submission of details to comply with condition 2 of planning consent F/2008/2270 for samples of materials for cycle stores.	Approved 15/06/2010
101361	Application for submission of details to comply with the following details of planning consent F/2009/1855: 6. Site levels. 11. Details of fire hydrants and emergency water supply. 13. Travel plan.	Replied 06/07/2010
102185	Application for submission of details to comply with the following condition of planning consent F/2008/2270: 4. Habitat management plan 7. External lighting details	Replied 13/09/2010
102427	Application for submission of details to comply with condition 7 of planning consent	Replied 23/09/2010

	F/2009/1855. 7. Provision for site operatives, visitors and construction vehicles loading, off loading, parking and turning.	
110263	Application for submission of details to comply with the following condition of planning consent F/2009/1855:- 3. Submission and approval of a habitat management plan.	Replied 09/06/2011
110377	Application for submission of details to comply with the following conditions of planning consent F/2009/1855: 2. Details/samples of materials. 5. Details of external lighting. 7. Provision to accommodate site operatives during construction. 10. Drainage strategy. 18. Details of motorcycle parking.	Replied 16/05/2011

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

WBC Built Heritage Officer – No objection

External

Reading Borough Council – No comments received

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

Schedule 2, Part 7, Class M – extensions etc for schools, colleges, universities, prisons and hospitals.

Relevant details of the proposal:

This application seeks permission for alterations consisting of the replacement of the existing render solution on Stenton Halls, Childs Halls and Mackinder Halls student accommodation buildings at the University of Reading, Whiteknights Campus.

The submitted covering letter states that:

The building's owner (UPP) has raised concerns over fire safety with regard to the cladding solutions and compliance with Part B. the contractor, Morgan Sindall, have accepted to alter the cladding and make improvements based on the advice and recommendations of the fire engineer acting for UPP. The extent of works is therefore to reclad the Sto render elements of the three building, replacing the EPS cladding system with a noncombustible EWI system system and therefore improving the fire performance as this comes with a 'Class A2,s1,d0 to BS EN 13501-1 (surface spread of flame)' performance standard.

M.2 of Schedule 2, Part 7, Class M states that development is permitted by Class M subject to a number of conditions, notably section '(f)' states:

(f) where proposed development under Class M relates to the erection, extension or alteration of a university building, development is permitted subject to the condition that before beginning the development the developer applies to the local planning authority for a determination as to whether the prior approval of the authority will be required as to –

- (i) transport and highways impacts of the proposed development;*
- (ii) the design and external appearance of the erection, extension or alteration; or*
- (iii) the impact of the development on heritage and archaeology;*

In assessing the above, with regards to '(i)', the Council's Highways Officer has no objection to the proposed works as there is no impact upon parking or the highways network. However, as the 'Contractor Site Compound' is located within the blue line ownership and is under the control of Reading Borough Council (RBC), it is advised that RBC review and approved a CMS.

In assessing '(ii)', the existing buildings are of a modern contemporary design. The submitted proposed elevations show that with the new rendering, the buildings will retain their modern contemporary appearance, and it is therefore considered that there is no significant change in this respect.

In assessing '(iii)', the Council's Built Heritage Officer has confirmed that they have no objection to the proposed works. They find that the intended change in render colour would not affect the setting of the grade II* listed Foxhill House.

Therefore, it is deemed that the prior approval of the local planning authority is not required in this instance.

M.1 of Schedule 2, Part 7, Class M sets out when development is not permitted by Class M. The table below contains an assessment against this legislation.

Assessment against legislation:

		Yes	No
1	Does it constitute development?	✓	
2	Would it be contrary to an enforcement notice?		✓
3	Would it be contrary to any condition imposed by any planning permission granted or deemed to be granted?		✓
4	Are the building operations involved in the construction of the original building lawful?	✓	
5	Does the cumulative footprint of any erection, extensions, or alteration under Class M on or after the relevant date exceed the greater of: (i) 25% of the cumulative footprint of the school, college, university, prison or hospital building as it was on the relevant date; or (ii) 250 square metres		✓

6	In the case of a college, university, prison or hospital building, would any part of the development be within 5 metres of a boundary of the curtilage of the premises?		✓
7	In the case of a school, where any land adjacent to the site is used for a purpose within Part C of the Schedule to the Use Classes Order (residential properties), would any part of the proposed development be within 5 metres of the boundary of the curtilage of that residential land?	N/A	N/A
8	Would, as a result of the development, any land used as a playing field at any time in the 5 years before the development commenced and remaining in this use could no longer be so used?		✓
9	Would the height of any new building erected exceed: (i) Within 10 metres of a boundary of the curtilage of the premises, 5 metres; or (ii) In all other cases, 6 metres		✓
10	Would the height of any rooftop structure exceed 1.5 metres?		✓
11	Would the height of the building as extended or altered exceed: (i) If within 10 metres of a boundary of the curtilage of the premises, the lesser of the height of the building being extended or altered or 5 metres; or (ii) In all other cases, the height of the building being extended or altered		✓
12	Would the development be within the curtilage of a listed building?		✓
13	Would the development be within the curtilage of a listed building where: (i) In the case of a school, college or university buildings, the predominant use of the existing buildings on the premises is for the provision of education (ii) In the case of hospital buildings, the predominant use of the existing buildings on the premises is for the provision of any medical or health services. (iii) In the case of prison buildings a. The predominant use of the existing buildings on the premises is for the confinement of prisoners; and b. In the case of a closed prison, the development does not involve the erection, extension or alteration of any building beyond the perimeter as it stood on the relevant date.	N/A	N/A

Conclusion

The proposed replacement rendering of the student accommodation buildings constitutes development requiring planning permission. Permission is available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal being in accordance with Schedule 2 (Part 7) (Class M) of the Order.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics

include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Prior Approval Not Required
Date:	20 August 2025
Earliest date for decision:	17 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	20/08/25