

Date: 22 May 2025
Application: 251054



WOKINGHAM
BOROUGH COUNCIL

Adrian Waite
Royal Borough of Windsor and
Maidenhead

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Adrian Waite,

ADJOINING LOCAL AUTHORITY CONSULTATION RESPONSE

Application Number: 251054

Site Address: Nicholson Centre, Nicholsons Walk, Maidenhead

Proposal: Consultation from Royal Borough of Windsor and Maidenhead for the following proposal: Hybrid planning application (part-outline, part- full) for comprehensive mixed-use redevelopment of the site including (1) Outline planning application (with all matters reserved) for one building with a maximum height being 68.9m AOD, on the site for a comprehensive mixed-use redevelopment comprising: Commercial, Business and Service (Class E) up to 11,000sqm (GEA); Flexible Retail, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways, non-residential institutions and assembly and leisure (Class E / F1 / F2/Sui Generis) up to 850sqm (GEA); Parking and Plant space including basement area up to 1,100sqm (GEA) and (2) Full planning application for the demolition of all existing buildings on site, except Nicholsons House and Brock House, site preparation, construction of three buildings comprising Part 5 / 10 / 10 storeys, 13 storeys, and Part 15 / 20 storeys on a landscaped podium (Class C2/C3), construction of a 17 storey residential building (C3), construction of a 4 storey office building (Class E), the provision of a new public open space, and landscaping and the erection of a multi-storey car park and flexible retail, financial and professional services, restaurant and cafes, drinking establishments, assembly and leisure uses (Class E / F1 / F2/Sui Generis).

I refer to your consultation request registered on 1 May 2025. I can confirm that the Local Planning Authority raises **no objection** to the proposal and trust the application will be considered in accordance with the relevant planning policies.

Yours sincerely,

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Head of Development Management - Place & Growth