



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application to determine if prior approval is required for a proposed: Erection, extension, or alteration of a university building

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 7, Class M

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	
Address Line 1	
Address Line 2	
Address Line 3	
Town/city	
Postcode	

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

473452

172325

Description

Stenton Halls, Mackinder Halls & Childs Halls, Whiteknights Campus, University of Reading

Applicant Details

Name/Company

Title

First name

Surname

-

Company Name

Morgan Sindall

Address

Address line 1

C/O Agent

Address line 2

C/O Agent

Address line 3

Town/City

C/O Agent

County

C/O Agent

Country

United Kingdom

Postcode

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Francis

Surname

Carpenter

Company Name

Stride Treglown

Address

Address line 1

3 Cosser Street

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

SE1 7BU

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Would the cumulative footprint of any erection, extension or alteration under this permitted development right (on or after 21st April 2021) exceed the greater of:

- 25% of the cumulative footprint of the university buildings (as it was on 21st April 2021); or
- 250 square metres

☐ Yes

☒ No

Would any part of the proposed development be within 5 metres of a boundary of the curtilage of the premises?

☐ Yes

☒ No

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) no longer be able to be used as such?

☐ Yes

☒ No

Would the height of any new building erected, or any building extended or altered exceed:

- 5 metres (where it is within 10 metres of a boundary of the curtilage of the premises);
- 6 metres in all other cases; or
- where relevant, the height of the existing building that is proposed to be extended or altered

☐ Yes

☒ No

Would the height of any rooftop structure exceed 1.5 metres?

☐ Yes

☒ No

Is the predominant use of the existing buildings on the premises for the provision of education?

- ☒ Yes
☐ No

Would the development be within the curtilage of an existing university, and only be used as part of, or for a purpose incidental to, the use of that university?

- ☒ Yes
☐ No

Would the development be within the curtilage of a listed building?

- ☐ Yes
☒ No

If any part of the development would be on land:

- in a conservation area
- in an area of outstanding natural beauty
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park; or
- in a World Heritage Site

would any new building erected, or any building extended or altered be constructed using materials which have a similar external appearance to those used for the original university buildings, or the building being extended or altered?

- ☒ Yes/Not relevant
☐ No

Description of Proposed Works, Impacts and Risks

Please describe the proposed development including details of any works proposed

The proposed alterations consist of the replacement of the existing render solution on Stenton Halls, Childs Halls and Mackinder Halls student accommodation buildings. 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 non-combustible 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.

Please provide details of the design and external appearance of any new building erected, or any building extended or altered

The render replacement works are required to address fire safety concerns with the existing render solution. The replacement render has been carefully selected to replicate the finish and colour of the existing render solution, therefore representing a like-for-like change with respect to the external appearance of each of the buildings, as shown on the accompanying External Wall Render Colours sheet.

Please provide details of any transport and highways impacts and how these will be mitigated

The proposed render replacement works will not result in an increase in vehicular movements upon the local highway network. Supporting information is provided to show the location of contractor parking, the contractor site compound and contractor site entrance

Please provide details on the heritage and archaeological considerations of the development including the impacts on heritage and archaeology and how these will be mitigated:

A small number of listed buildings are located within close proximity to each of the student accommodation buildings. These are:

- No. 11, Elmhurst Road (Grade II listed) – c80m to the north west of Mackinder Halls
- Broad Oak, Upper Redlands Road (Grade II listed) – c60m to the north of Mackinder Halls
- Foxhill House, Whiteknights Park (Grade II* listed) – c90m to the east of Childs Halls
- Forerm Stables and Coach House, immediately north east of Foxhill House, Whiteknights Park (Grade II listed) – c135m to the east of Childs Halls

The proposed works relate to the replacement of existing render on the Stenton Halls, Childs Halls and Mackinder Halls student accommodation buildings. The render replacement works will be undertaken on a like-for-like basis in terms of chosen colour and finish (as shown on the accompanying '30872_AA(31)4110-External Wall Render Colours' sheet). The render replacement works are not, therefore, considered to have any impact on the aforementioned listed buildings.

The site is not located within a conservation area or a World Heritage Site and there are no known archaeological remains that would be affected by the proposed development.

The render replacement works are required to address fire safety concerns with the existing render solution. The replacement render has been carefully selected to replicate the finish and colour of the existing render solution, therefore representing a like-for-like change with respect to the external appearance of each of the buildings, as shown on the accompanying External Wall Render Colours sheet.

Declaration

I/We hereby apply for Prior Approval: Erection, extension, or alteration of a university building as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Stride Treglown

Date

23/06/2025