

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251054
Site Address:	Nicholson Centre, Nicholsons Walk, Maidenhead
Expiry Date:	22 May 2025
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).	

CONSULTATION RESPONSES

Parish/Town Council	No comments received
Internal	WBC Highways: No comments received

APPRAISAL

Is there a strategic impact upon Wokingham Borough?:

Yes	☐
No	☒

RECOMMENDATION

The submitted Planning Statement states that this proposal builds upon a previous approval for the redevelopment of the Nicholson Centre and surrounding land within Maidenhead Town Centre (ref 20/01251/OUT). The main differences with this current proposal are understood to be reducing the overall height of the development by five storeys, reducing office space, increasing residential space and enhancing the overall public realm.

Following the appraisal of the application it is considered that the Local Planning

Authority would not raise any objection to the proposal in principle. However, in WBC's response to the previous application concerns were raised relating to the submitted traffic modelling of the A404(M)/A4 junction, which is within RBWM but is the nearest junction to the boundary between the two authorities. It is trusted that any potential issues with the impact of the development on the strategic highway network will be addressed in full prior to the determination of this application.

Date:	22 May 2025
Earliest date for decision:	22 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	22 May 2025