

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	252588
Site Address:	Nicholson Centre, Nicholsons Walk, Maidenhead
Expiry Date:	13 November 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	None received
Internal	None received

APPRAISAL

Is there a strategic impact upon Wokingham Borough?:

Yes	☐
No	☒

RECOMMENDATION

This is a re-consultation for the proposed re-development of the Nicholson Centre and surrounding land within Maidenhead Town Centre. WBC responded to the initial consultation on 22/05/2025 under ref 251054.

It is understood that WBC has received this consultation notification to be provided an opportunity to comment on a document that has been submitted to RBWM by the applicant which addresses reasons for deferral at committee, and that no new information has been submitted at this time.

As no new information has been consulted on, the Local Planning Authority would not wish to make any further comments at this time.

Date:	13 November 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	13 November 2025