

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
THE TOWN & COUNTRY PLANNING  
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF  
PLANNING PERMISSION**

To: Abri Build  
Bishopstoke Road  
Eastleigh  
SO50 6AD

Application No: 221560  
Application type: Non Material Amendment

**Applicant:** Abri Build

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

**Proposal:** Non-material amendments to permission 210349 (granted on 17/12/21) - To alter the trigger point for submission/approval of conditions 10 (Secured by Design Award) and 14 (Remediation Validation Report) from pre-commencement of any development (barring demolition and preparatory works) to prior to first occupation of the development hereby approved.

**At:** 115 Chatham Street Reading RG1 7JX

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

**OTHER STATUTORY CONSENTS MAY BE REQUIRED**

Date: 30 March 2023



SDV

Assistant Director of Planning, Transport and  
Public Protection Services

**Application At:** 115 Chatham Street Reading RG1 7JX

**Application No:** 221560

**Application type:** Non Material Amendment

### **CONDITIONS & REASONS**

#### **1. REPLACEMENT CONDITON 10 (Secured by Design Award)**

The development hereby approved shall not be first occupied until details as to how the development will achieve the Secured by Design Award to include a timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and timetable and maintained as such thereafter.

REASON: To protect the amenity of future occupiers of the proposed development and in the interests of safeguarding the character and appearance of the buildings and the wider immediate area, in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

#### **2. REPLACEMENT CONDITION 14 (Remediation Validation Report)**

The approved remediation scheme under Condition 13 shall be implemented in accordance with the approved timetable of works. Validation reports (that demonstrate the effectiveness of the remediation carried out) shall be submitted to and approved in writing by the Local Planning Authority for each stage described on page 1 of the Verification Plan ref. 19411-HYD-XX-XX-RP-GE-3001 dated 9th February 2023 and received 10th February 2023. The Enablement Phase Verification Report shall be submitted prior to construction above foundation level and the Final Verification Report shall be submitted prior to first occupation.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

Date: 30 March 2023



SDV

Assistant Director of Planning, Transport and  
Public Protection Services

**INFORMATIVES**

1. This decision relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of planning permission 210349 granted 17/12/21 and is bound by all the conditions attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.
2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.
3. The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within the recommended timeframes.

Date: 30 March 2023



*SDV*

Assistant Director of Planning, Transport and  
Public Protection Services