

**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: Mr Peter Neville
The Granary
1a Patrick Road
Reading
RG4 8DD

Application No: 212005
Application type: Non Material Amendment

Applicant: Mr Peter Neville

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 change to Planning Permission 201233/FUL - Revision to Condition 2 (Approved plans) and Condition 10 (Protective measures) for new Arboricultural Impact Assessment to show changes to tree protection plan and inclusion of ground protection mats.

At: 5 Grass Hill Reading RG4 7TJ

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: 11 January 2022



BCN

Head of Planning, Development
& Regulatory Services

Application At: 5 Grass Hill Reading RG4 7TJ

Application No: 212005

Application type: Non Material Amendment

CONDITIONS & REASONS

Revision to Condition 2

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans and documents:

- Drawing no.s 3707/206 - Proposed Roof Plan

Received by the Local Planning Authority on 16th December 2021

- Drawing no. 3707/205 Rev C - Proposed Landscaping Plan

- Drawing no. 3707/204 Rev A - Block and Location Plan

- Drawing no. 3707/203 Rev B - Elevations 1 of 2

- Drawing no. 3707/202 Rev C - First Floor Layout

- Drawing no. 3707/201 Rev C - Ground Floor Layout

- Drawing no. 3707/200 Rev G - Proposed Site Plan

Received by the Local Planning Authority on 1st December 2021

- Turnstone Ecology Preliminary Ecological Appraisal rev 01 ref. R01-PEA Report-Rev 03 dated 13/04/2021

Received by the Local Planning Authority 15th April 2021

- Turnstone Ecology Reptile Mitigation and Enhancement Plan ref. R02-Reptile Mitigation and Enhancement Plan Rev 01 dated 29 April 2021

Received by the Local Planning Authority on 6th May 2021

Mark Welby Arboricultural Consultant Arboricultural Impact Assessment and Tree Protection Strategy ref. MW.20.0613.AIA Rev E dated 13.12.2021, including Tree Protection Plan MW.20.0613.TPP.RevC.

As received 13/12/2021

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

Date: 11 January 2022



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Revision to Condition 10

10. Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Mark Welby Arboricultural Consultant Arboricultural Impact Assessment and Tree Protection Strategy ref. MW.20.0613.AIA Rev E dated 13.12.2021, including Tree Protection Plan MW.20.0613.TPP.RevC.

As received 13/12/2021; with tree protection erected prior to removal of the spoil identified on the Spoil Removal Plan. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. This notice relates only to the changes to Condition 2 (Approved plans) and to Condition 10 (Protective measures) of the substantive planning permission 201233/FUL. It shall be read in the context of the substantive planning permission and is bound by all the conditions and obligations attached to that permission. That permission still stands and is bound by all the conditions and obligations attached to that permission 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 resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

Date: 11 January 2022



BCN

Head of Planning, Development
& Regulatory Services