



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

Applicant: Berkeley Homes (Oxford & Chiltern) Ltd

Proposal: Non-material amendments to permission 170509 (granted on 10/10/2018), for the addition of 3 balconies, the addition of louvered screens to undercroft, movement and addition of a series of windows/ doors, rearrangement of parking, plant rooms, refuse and cycle stores to West Block and the reduction of the central plant entrance door and subsequent extension of nursery and increase in area to Middle Block and associated works

At: Former Toys R Us Kenavon Drive Reading

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: 6 April 2022

Head of Planning, Development
& Regulatory Services *IPM*

Application At: Former Toys R Us Kenavon Drive Reading

Application No: 211369

Application type: Non Material Amendment

CONDITIONS & REASONS

1. The drawings hereby approved as non-material amendments to 170509 are as follows:

AA5990-2000 Rev A - Existing Site Location Plan
AA5990-2005 Rev H - Site Plan Proposed Ground Level
AA5990-2006 Rev H - Site Plan Proposed First Floor
AA5990-2007 Rev G - Site Plan Proposed Roof
AA5990-2010 Rev H - Site Plan Ground Floor
AA5990-2011 Rev G - Site Plan Level 1
AA5990-2062 Rev F - Site Context Elevation South River Side
AA5990-2063 Rev E - Site Context Elevation North Kenavon Drive
AA5990-2140 Rev D - Middle Block Ground Floor
AA5990-2200 Rev B - West Block North Elevation
AA5990-2201 Rev D - West Block South Elevation 1
AA5990-2203 Rev B - West Block East Elevation 1
AA5990-2205 Rev C - West Block North West Elevation
AA5990-2206 Rev C - West Block South West Elevation
AA5990-2207 Rev B - West Block West & South Wing Ends
AA5990-2211 Rev B - West Block East Elevation 2
AA5990-2541 Rev B - Bay Study 6 Block W1
AA5990-2600 Rev B - Area Proof West Block
AA5990-2630 Rev B - Area Proof Middle Block
AA5990-2980 Rev E - GIA Schedule and Area Proof
AA5990-2990 Rev E - GIA Schedule and Area Proof
AL6086-2103 Rev F - General Arrangement Plan Sheet 1 of 4
AA5990-2064 Rev F - Site Context Forbury Rd and Jopling Mews
AA5990-2066 Rev F - Site Context Elevation Huntley Street
AA5990-2100 Rev E - West Block Ground Floor
AA5990-2101 Rev D - West Block First Floor
AA5990-2104 Rev B - West Block Fourth Floor
AA5990-2105 Rev D - West Block Fifth Floor
AA5990-2106 Rev D - West Block Sixth Floor

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AA5990-2107 Rev C - West Block Seventh Floor

As all received on 19/08/2021

AA5990-2012 Rev E - Site Plan Level 2

AA5990-2014 Rev E - Site Plan Level 4

AA5990-2015 Rev E - Site Plan Level 5

AA5990-2016 Rev E - Site Plan Level 6

AA5990-2017 Rev E - Site Plan Level 6

AA5990-2061 Rev E - Site Sections East - West

AA5990-2209 Rev B - West block Courtyard East Elevation

As all received on 01/09/2021

AA5990-2067 Rev C - Site Context East and West Internal Elevations

AA5990-2220 Rev B - Middle Block North Elevation

AA5990-2300 Rev C - West Block Sections

AA5990-2321 Rev C - Middle Block Sections

AA5990-2540 Rev D - Bay Study 5 Block W1

AL6086-2002 Rev H - Tree strategy

AL6096-2003 Rev E - Planting strategy

AL6096-2006 Rev G - Levels strategy Ground floor (3 of 4)

AL6086-2010 Rev G - Illustrative Landscape Masterplan

AA5990-2060 Rev D - Site Sections North - South

AL6086-2004 Rev E - Levels strategy Ground floor (1 of 4)

AL6086-2102 Rev C - Street Frontages Kenavon Drive Edge

AA5990-2322 - Middle Block Sections

As all received on 20/10/2021

AA5990-2208 Rev C - West Block Courtyard West Elevation 1

AA5990-2212 Rev C - West Block Courtyard West Elevation 2

AA5990-2102 Rev D - West Block Second Floor

AA5990-2230 Rev D - Arrival Space Block North Elevation

As all received on 05/04/2022

Reason: To clarify which plans are approved and in the interests of proper planning.

INFORMATIVES

1. This permission relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of the substantive planning permission granted on 10/10/2018 under reference number 170509, and is bound by all

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the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development - for example, 190764 (agreed on 31/05/19); 191233, 191234, 191235, 191237, 191238 & 191253 (as all agreed on 22/08/19); 191788 (agreed on 16/12/19); 200071 (agreed on 04/02/2020); 200228 (agreed on 03/06/2020); 200980 (agreed on 04/08/2020); 200888 (agreed on 08/02/2021); 210239 (agreed on 08/03/2021); and, 211065 (agreed on 22/07/2021) 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 agreed extended timeframes.

4. Whilst this non-material amendment agrees a number of landscaping changes, this does not preclude the requirement for details relating to such matters being separately submitted and approved under approval of details applications associated with the original permission 170509 (e.g. condition 38 relating to phase 3 of the development - the west block). These future approval of details applications will be assessed on their own merits in due course, as advised in correspondence prior to the determination of this application.

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