

**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: MacNiven Quays Ltd
Calpe House
St Thomas Street
Winchester
SO23 9HE

Application No: 220540
Application type: Non Material Amendment

Applicant: Vogue Assets Limited

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 181117 (granted on 12/08/2019 for the redevelopment of the site to provide 11 residential units within a basement and 4-storey building) including changes to ground floor windows and doors, increase in footprint at basement level, changes at roof level including omission of photovoltaic panels, various associated works and resultant alterations to the wording of conditions 4, 7, 20 and 22.

At: 34-38 Southampton Street Reading RG1 2QL

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: 5 May 2022



Assistant Director for Planning, Transport &
Regulatory Services *J.B.M.*

Application At: 34-38 Southampton Street Reading RG1 2QL

Application No: 220540

Application type: Non Material Amendment

CONDITIONS & REASONS

1. The drawings hereby approved as non-material amendments to 181117 are as follows:

390 OBA XX ZZ DR A 1000 Rev P1 Site Plan Proposed
390 OBA XX ZZ DR A 1001 Rev P1 Site Plan Proposed
390 OBA XX GF DR A 2000 Rev P1 Ground Floor GA Plan Proposed
390 OBA XX 01 DR A 2001 Rev P1 First Floor GA Plan Proposed
390 OBA XX 02 DR A 2002 Rev P1 Second Floor GA Plan Proposed
390 OBA XX 03 DR A 2003 Rev P1 Third Floor GA Plan Proposed
390 OBA XX RF DR A 2004 Rev P1 Roof GA Plan Proposed
390 OBA XX XX DR A 4000 Rev P1 Elevations
390 OBA XX XX DR A 4001 Rev P1 Elevations (with fences)
390 OBA XX XX DR A 3000 Rev P1 Sections

As received 08/04/2022

390 OBA 00 GF DR A 2005 Rev 01 Communal Garden Plan Proposed
390 OBA 00 XX DR A 4002 Rev 01 Streetscape - As Existing & As Proposed
390 OBA 00 XX DR A 4003 Rev 01 Proposed Materials

As received 26/04/2022

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

REPLACEMENT CONDITION 4

The materials to be used in the construction of the following external surfaces of this development shall be:

Hampshire Stock Downs Blend red brick by Michelmersh Brick Holdings
St. Anselmo LOF & Mi Blend grey brick
Green glazed brick

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Sweet Chestnut Cladding by Vastern Timber
Single Ply Membrane by Sarnafil G410-12EL, lead GREY 9500 & Sika
Zinc rain water downpipe
Aluminium/timber composite windows and patio doors

as shown on the approved plan 390 OBA 00 XX DR A 4003 Rev 01 Proposed Materials, as received 26/04/2022 and physical samples received on 28/02/2019.

Reason: In the interests of safeguarding the character and appearance of the proposed building, the streetscene and the wider immediate area and for the purpose of ensuring that the proposals are appropriate to the setting of the special architectural and historic interest of the nearby listed buildings and the nearby Market Place / London Street Conservation Area, in accordance with Policies CC7, CR2 and EN1 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 7

No dwelling hereby permitted shall be occupied until the waste/refuse bin storage facilities have been provided in accordance with approved plan 390 OBA XX GF DR A 2000 Rev P1 Ground Floor GA Plan Proposed, as received 08/04/2022. The bin storage facilities shall be retained thereafter for use by occupiers of the dwellings/building at all times.

Reason: To ensure that sufficient provision is made for the storage of refuse and recyclables and to safeguard the amenity (including visual amenity) of existing nearby / future occupiers / road users from potential disturbance and/or smells and highway safety and to maintain the character and appearance of the nearby Market Place / London Street Conservation Area, in accordance with Policies CC5, CC7, CC8, EN1 and TR3 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 20

The rear ground floor flat (flat 3 on approved plan 390 OBA XX GF DR A 2000 Rev P1 Ground Floor GA Plan Proposed, as received 08/04/2022) shall not be occupied until the means of access shown on plan 390 OBA XX GF DR A 2000 Rev P1 Ground Floor GA Plan Proposed, as received 08/04/2022 has been constructed in accordance with the approved plans and retained thereafter.

Reason: To ensure that there is sufficient access to the development and bin storage facilities and consequently to ensure that sufficient provision is made for the storage of refuse and recyclables and to safeguard the amenity (including visual amenity) of existing

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nearby / future occupiers / road users from potential disturbance and/or smells and highway safety and to maintain the character and appearance of the nearby Market Place / London Street Conservation Area, in accordance with Policies CC5, CC7, CC8, EN1 and TR3 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 22

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed south elevation windows at first floor level (3 windows serving unit 4, as per approved plan 390 OBA XX 01 DR A 2001 Rev P1 First Floor GA Plan Proposed, as received 08/04/2022) and second floor level (3 windows serving unit 7, as per approved plan 390 OBA XX 02 DR A 2002 Rev P1 Second Floor GA Plan Proposed, as received 08/04/2022) shall be non-opening and glazed with obscure glass on parts below 1.7m as a minimum when measured from the floor level of the respective rooms, before occupation of that room, and shall be permanently maintained thereafter as non-opening and obscure glazed.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

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 12/08/2019 under reference number 181117, and is bound by all 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) 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. This non-material amendment effectively replaces the following plans approved on original permission 181117:

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202 P 01 Rev A Site Plan - as proposed, as received 27/07/18
202 P 02 Rev B Ground Floor Plan - as proposed, as received 10/10/18
202 P 03 Rev B First Floor Plan - as proposed, as received 10/10/18
202 P 04 Rev B Second Floor Plan - as proposed, as received 10/10/18
202 P 05 Rev A Third Floor Plan - as proposed, as received 27/07/18
202 P 06 Roof Plan - as proposed, as received 22/06/18
202 P 08 Rev B Elevations & Sections (with fences) - as proposed, as received 10/10/18
202 P 09 Rev B Communal Garden Plan - as proposed, as received 25/01/19
202 P 10 Rev B Site Plan - as proposed, as received 25/01/19
202 P 11 Rev A - Elevations & Sections with no boundary treatment - as proposed, as received 25/01/19
202 P 12 Rev B Streetscape: As existing & as proposed, as received 25/01/19
202 P 21 Elevation detail & materials - as proposed, as received 27/02/19

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