

**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: Boyer Planning  
2nd Floor  
24 Southwark Bridge Road  
London  
SE1 9HF

Application No: 220084  
Application type: Non Material Amendment

**Applicant:** Archel Homes

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 Amendment to Permitted application 210349 - vary condition 3 and 14

**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: 17 February 2022



SDV

Head of Planning, Development  
& Regulatory Services

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

**Application No:** 220084

**Application type:** Non Material Amendment

### **CONDITIONS & REASONS**

After due consideration and in accordance with Section 96a of the Town and Country Planning Act 1990 (amended by the Planning Act 2008), the following amendments to condition 3 and 14 are not considered to materially alter the approved development and are varied as follows:

3. No change to the unit mix (x27 one-bedroom, x25 two-bedroom and x2 three-bedroom) shall be made to the development hereby permitted without written approval from the Local Planning Authority.

REASON: In order to ensure that the proposed development provides an appropriate range of housing opportunities / dwelling types to meeting requirements for different groups, in accordance with Policy H2 of the Reading Borough Local Plan 2019.

14. The approved remediation scheme under Condition 13 shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority before construction above foundation level.

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 local Plan 2019.

Therefore, this Non-material Amendment to substantive planning permission 210349 granted on 17 Dec 2021 is APPROVED subject to the same original terms and conditions, together with any other amended, removed or additional conditions deemed appropriate as listed below. Any other notices issued under section 96a relating to this development should be read in conjunction.

### **INFORMATIVES**

1. This permission relates only to the non-material amendment sought and described above. Furthermore, it shall only be read in the context of the substantive planning permission granted on 17 Dec 2021 under reference number 210349 and is bound by all

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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: 17 February 2022



*SDV*

Head of Planning, Development  
& Regulatory Services