

**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 D Billington
Superstrukt
The Cowshed
Cowbridge Farm
Swindon Road
Malmesbury
SN16 9LZ

Application No: 211199
Application type: Non Material Amendment

Applicant: Mr Rosser

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 planning permission 191144 for the rewording of Condition 10 to allow demolition of the single storey storage building within the rear garden to slab level.

At: 49a-51a George Street Reading RG1 7NP

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: 18th August 2021



Head of Planning, Development
& Regulatory Services

AA

Application At: 49a-51a George Street Reading RG1 7NP

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CONDITIONS & REASONS

AMENDED Condition 10

No development shall commence on site including demolition and any preparatory works, with the exception of the demolition of the single storey storage building within the rear garden, up to the rear boundary of the property (as shown on Drawing no: PL-01, received 21st July 2021), to slab level, until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: These details are required due to insufficient information being contained within this submission and 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.

INFORMATIVES

1. This notice relates only to the changes to condition 10 of the substantive planning permission (Ref: 191144). 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 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.

Date: 18th August 2021



Head of Planning, Development
& Regulatory Services

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