

**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: Berkeley Homes (Oxford and Chiltern) Ltd
Berkeley House
Farnham Lane
Farnham Royal
SL2 3RQ

Application No: 200888
Application type: Non Material Amendment

Applicant: Berkeley Homes (Oxford and Chiltern) Ltd

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 170509 (granted on 10/10/2018) to alter landscaping, access design and associated alterations

At: Former Homebase / 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: 8 February 2021



Head of Planning, Development
& Regulatory Services *J.B.M.*

Application At: Former Homebase Toys R Us Kenavon Drive Reading

Application No: 200888

Application type: Non Material Amendment

CONDITIONS & REASONS

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

AL6086-2010 Rev F Illustrative Landscape Masterplan PROW indicative overlay
As received 27/11/2020

O446-AA5990C-SW-00-A-5030 Rev.P03 Site Phasing Plan Preliminary - P
AA5990-2005 Rev G Site plan Proposed Ground Level
AA5990-2006 Rev G Site Plan Proposed First Floor
AA5990-2007 Rev F Site Plan Proposed Roof
AA5990-2010 Rev H Site Plan Ground Floor
AA5990-2011-Site Rev F Site Plan Level 1
AA5990-2061 Rev D Site Sections East-West
AA5990-2062 Rev E Site Context Elevation South River Side
AA5990-2063 Rev D Site Context Elevation North Kenavon Drive
AA5990-2064 Rev E Site Context Forbury Road and Jopling Mews
AA5990-2065 Rev C Site Context Elevation Palmer Street
AA5990-2066 Rev E Site Context Elevation Huntley Street
AA5990-2067 Rev B Site Context East and West Internal Elevations
AA5990-2141 Rev E Middle Block First Floor
AA5990-2180 Rev F East Block Ground Floor and First Floor
AA5990-2205 Rev B West Block North West Elevation
AA5990-2206 Rev B West Block South West Elevation
AL6086-2003 Rev D Planting Strategy
AL6086-2004 Rev D Levels strategy Ground Floor (1 of 4)
AL6086-2005 Rev D Levels strategy Ground Floor (2 of 4)
AL6086-2006 Rev F Levels strategy Ground Floor (3 of 4)
AL6086-2007 Rev E Levels strategy Ground Floor (4 of 4)
AL6086-2010 Rev F Illustrative Landscape Masterplan
AL6086-2100 Rev B Comparative Cross Sections Sheet 1 of 2
AL6086-2101 Rev A Comparative Cross Sections Sheet 2 of 2
AL6086-2102 Rev B Street Frontages Kenavon Drive Edge
AL6086-2103 Rev E General arrangement plan Sheet 1 of 4
AL6086-2103 Rev B Street Frontages Palmers Street & Jopling Mews

Date: 8 February 2021



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& Regulatory Services *J.B.M.*

AL6086-2104 Rev E General arrangement plan Sheet 2 of 4
AL6086-2105 Rev H General arrangement plan Sheet 3 of 4
AL6086-2106 Rev F General arrangement plan Sheet 4 of 4
Kenavon Drive River Edge Planting masterplan, detail, section a-a & species (3 pages),
Rev B
BMD.20.036.DR.P101 Rev B East Block Landscape General Arrangement
BMD.20.036.DR.P102 Mid Block Landscape General Arrangement Plan
As received 08/12/2020

AL6086-2002 Rev G Kenavon Drive Landscape Tree strategy
Landscape Comparison Booklet Rev D dated February 2021
As received 05/02/2021

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 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 as agreed on 31/05/19; 191233, 191234, 191235, 191237, 191238 & 191253 as all agreed on 22/08/19; 191788 as agreed on 16/12/19; 200071 as agreed on 04/02/2020); 200228 (Agreed on 03/06/2020); and, 200980 (Agreed on 04/08/2020)) 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 and play facility 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. conditions 38 and 52). These future approval of details applications will be assessed on their own merits in due course.

Date: 8 February 2021



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