

**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 A. Nori Touati
11 Golden Square
London
W1F 9JB

Application No: 200963
Application type: Non-Material Amendment

Applicant: Mr A. Nori Touati

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 conditions 25, 26 and 27 (Sustainability) of planning permission 171238 to allow for submission of certificate within 6 months of occupation

At: Jacksons Corner 1-9 Kings Road Reading RG1 3AS

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: 21 August 2020



MJB

Head of Planning, Development
& Regulatory Services

Application At: Jacksons Corner 1-9 Kings Road Reading RG1 3AS

Application No: 200963

Application type: Non-Material Amendment

CONDITIONS & REASONS

Conditions no. 25, 26, and 27 are amended as follows:

25. Within 6 months of first occupation of any new dwelling hereby permitted within the new-build block at the rear of the site (units 7, 14, 15, 16, 17, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33) written evidence demonstrating that 50% of these dwellings achieve a minimum 19% improvement in emission rate over the target defined under the Building Regulations (Conservation of Fuel and Power) 2013 shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development contributes adequately towards environmental sustainability in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

26. Within 6 months of first occupation of any new dwelling hereby permitted within the existing building to be converted a final BREEAM Domestic Refurbishment certificate shall be submitted to and approved in writing by the local planning authority demonstrating that at least 50 percent of the dwellings comply with the 'Excellent' standard with the remainder achieving 'Very Good'; or that all units achieve 'Very Good' with a minimum score of 62.5 points.

Reason: To ensure that the development contributes adequately towards environmental sustainability in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

27. Within 6 months of first occupation of any new dwelling hereby permitted within the new-build block to the rear (units 7, 14, 15, 16, 17, 24, 25, 26, 27, 28, 29, 30, 31, 32 and 33) written evidence demonstrating that each dwelling, as built, meets the Lifetime Homes standard, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development meets housing needs and provides for mixed and balanced communities by addressing requirements for people at different stages of life, in accordance with Policy OMS of the Sites and Detailed Policies Document 2012 (Altered 2015) and Policy CS15 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

Date: 21 August 2020



MJB
Head of Planning, Development
& Regulatory Services

INFORMATIVES

1. This notice relates only to the changes to conditions 25, 26 and 27 of the substantive planning permission ref: 171238. 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: 21 August 2020



MB

Head of Planning, Development
& Regulatory Services