

**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: Tom Edmunds
Walsingham Planning
Bourne House
Cores End Road
Bourne End
SL8 5AR

Application No: 190859
Application type: Non Material Amendment

Applicant: City Pub Group PLC

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 ref. 180863 (Change of use from bank (Use Class A2) and offices (Use Class B1a), to a food hall with bars (Use Class A3/A4) at ground floor level, 24 guest hotel bedrooms (Use Class C1) at 1st and 2nd floor levels and bar (A4 Use Class) at third floor level with alterations to create roof top terrace) for proposed alterations to the approved ground floor layout

At: 1-2 Market Place Reading RG1 2EQ

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: 10 July 2020



MB

Head of Planning, Development
& Regulatory Services

Application At: 1-2 Market Place Reading RG1 2EQ

Application No: 190859

Application type: Non Material Amendment

CONDITIONS & REASONS

Conditions no. 2, 10, 11 and 17 are amended as follows:

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No.

3172.111 rev G - Proposed Ground Floor Plan dated 12.01.18

Received by the Local Planning Authority on 29th May 2019

Location Plan ref. 1-2 Market Place, Reading RG1 2EQ

3172.110 rev B - Proposed Basement

3172.112 rev D - Proposed First Floor

3172.113 rev D - Proposed Second Floor

3172.14 rev D - Proposed Third Floor

3172.120 rev A - Proposed Sections AA, BB & CC

3172.125 rev A - Proposed Elevations

3172.200 - Window Louvre Detail

Received by the Local Planning Authority on 25th May 2018

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

10. The A3 use hereby permitted (this refers to all kitchen areas as shown on drawing ref. 3172.111 rev G - Proposed Ground Floor Plan dated 12.01.18 received by the Local Planning Authority on 29th May 2019) shall not operate outside the hours of 07:00-23:00 on any day. Reason: In order for the Local Planning Authority to control the use of the site in the interest of the noise impact on the amenities of surrounding occupiers in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019

11. The A4 use hereby permitted (this refers to all bar areas as shown on drawings ref. 3172.111 rev G - Proposed Ground Floor Plan dated 12.01.18 received by the Local Planning Authority on 29th May 2019 and 3172.14 rev D - Proposed Third Floor received by the Local Planning Authority on 25th May 2018) shall not operate outside the hours of 11:00-23:00 on any day.

Reason: In order for the Local Planning Authority to control the use of the site in the interest of the noise impact on the amenities of surrounding occupiers in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

Date: 10 July 2020



MB

Head of Planning, Development
& Regulatory Services

17. The A3/A4 uses hereby permitted shall not be hereby permitted shall not be implemented other than in accordance with ground floor layout shown on approved plan ref. 3172.111 rev G - Proposed Ground Floor Plan dated 12.01.18 received by the Local Planning Authority on 29th May 2019. The proportions of floor area allocated to seating/circulation/bar server areas as shown on approved drawing ref. ref. 3172.111 rev G - Proposed Ground Floor Plan dated 12.01.18 received by the Local Planning Authority on 29th May 2019 shall be permanently retained thereafter.

Reason: In order for the Local Planning Authority to control the extent of any bar function and any potential noise/disturbance, in the interests of the amenities of the area and in accordance with policies EN16, CC8 and CR5 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. 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.
2. This decision relates only to the changes highlighted on the approved documents. Furthermore it shall only be read in the context of the planning permission 180863 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.

Date: 10 July 2020



MB

Head of Planning, Development
& Regulatory Services