

**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: STL Architecture  
3 Thames Court  
2 Richfield Avenue  
Reading  
RG1 8EQ

Application No: 210482  
Application type: Non Material Amendment

**Applicant:** Mr Toby Boyes

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 change to planning permission 172325/FUL to vary condition 4 to include 'stourhead bat boxes'.

**At:** 20 Chalgrove Way Reading RG4 8SJ

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: 22 April 2021



Head of Planning, Development  
& Regulatory Services *SFB*



**Application At:** 20 Chalgrove Way Reading RG4 8SJ

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**CONDITIONS & REASONS**

Replacement Condition 2:

A17001(AL)06; A17001AL(0)2 rev B; A17001AL(0)3; A17001AL(0)4 - Proposed Elevations SW and NE - Semidetached Houses; A17001AL(0)4 - Proposed Elevations SE and NW - Semidetached Houses; A17001AL(0)6 rev A; A17001AL(0)7 rev A and A17001AL(0)8 rev A.

Plans received as part of application 210482

File note Ref Bat boxes drawing, Artech, dated 8 March 2021

As received 26 March 2021

Reason: To clarify which plans have been approved.

Replacement Condition 4 :

The development hereby permitted shall be carried out in full accordance with the recommendations described in Section 4.2 of the submitted bat survey report (Arbtech, Bat Survey - Emergence and Re- Entry, September 2017) or File note Ref Bat boxes drawing (Artech, dated 8 March 2021). The 'Habibat' bat bricks or Stourhead bat boxes shall be installed and details of their installation submitted to and approved in writing by the Local Planning Authority prior to the occupation of the dwellings hereby permitted. The Habibat bricks or stourhead bat boxes installed at the Property should not be removed or permitted to fall into disrepair, the bat boxes/bat bricks should not be replaced with any other type of provision unless otherwise requested in writing to the Local Planning Authority.

To comply with policy EN12 Biodiversity and the green network of the Reading Local Plan 2019.

Date: 22 April 2021

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**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 12/06/2018 under reference number 172325, and is bound by all 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: 22 April 2021

Head of Planning, Development  
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