

**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: GW Planning Limited  
21 Norfolk Road  
Sutton Coldfield  
B75 6SQ

Application No: 200258  
Application type: Non Material Amendment

**Applicant:** Silver Street 79 LLP

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 permitted application 180075 - Change to condition 2 & 8 to change approved landscaping drawings

**At:** 79 Silver Street 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: 22 July 2020



*JW*

Head of Planning, Development  
& Regulatory Services

**Application At:** 79 Silver Street Reading

**Application No:** 200258

**Application type:** Non Material Amendment

### CONDITIONS & REASONS

#### Amended Condition 2 - Approved Plans

The development's approved plans have been amended by those highlighted below:

1609\_PL\_001: Location Plan;  
1609\_PL\_002: Proposed Site Plan;  
1609\_PL\_100 Rev P Level -01 Plan  
1609\_PL\_101 Rev N Ground Floor Plan  
1609\_PL\_102 Rev H Level 01 Plan  
1609\_PL\_103 Rev J Level 02 Plan  
1609\_PL\_104 Rev J Level 03 Plan  
1609\_PL\_106 Rev K Roof Plan  
1609\_PL\_201 Rev H Proposed Elevation - Silver Street  
1609\_PL\_202 Rev M Proposed Courtyard Elevation - Sheet 2  
1609\_PL\_203 Rev K Proposed Elevation - Rear  
1609\_PL\_204 Rev L Proposed North Elevation - Sheet 4  
1609\_PL\_205: Building Context Elevations;  
1609\_PL\_206 Rev M GIA Schedule  
1609\_PL\_300 Rev A: Section AA and BB;  
1609\_PL\_301 Rev A: Section CC;  
1609\_PL\_303 Rev H Section DD & EE  
1609\_PL\_307: Neighbouring Garden Elevation;  
1609\_PL\_308: Boundary  
1609\_PL\_310: 20m Radius;  
2504 101 Rev Landscape Layout;  
2504 201 Rev Planting Plan;  
2504 302 Planter Detail  
1609\_21\_001 Rev E Sample Panel

The development shall be carried out only in accordance with the following plans as approved by 180075 and subsequent NMA.s

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

Amended condition 8

Date: 22 July 2020



Head of Planning, Development  
& Regulatory Services

All hard and soft landscape works shall be carried out in accordance with the approved details:

2504 101 Rev P Landscape Layout

2504 201 Rev N Planting Plan

2504 302 Raised Planter Detail

to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

### **INFORMATIVES**

1. This notice relates only to the changes to condition 2 of the substantive planning permission (Ref:180075). 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: 22 July 2020



*JW*

Head of Planning, Development  
& Regulatory Services