

**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: Goadsby Planning & Environment
99 Holdenhurst Road
Bournemouth
BH8 8DY

Application No: 192053
Application type: Non Material Amendment

Applicant: Lainston Woodley Arms 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 amendments to permission 171893 (erection of two buildings to accommodate 38 student units, as allowed on appeal on 10/10/2018) to increase the size of Block 2 on the south elevation and various associated works.

At: The Woodley Arms Ph Waldeck Street Reading RG1 2RF

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: 20 March 2020



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

Application At: The Woodley Arms Ph Waldeck Street Reading RG1 2RF

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CONDITIONS & REASONS

1. The drawings hereby approved as non-material amendments to 171893 are as follows:

02 Rev A Site Plan, as received 27/12/2019

03 Rev A Block 1 Ground Floor Plan, as received 09/03/2020

03a Rev A Block 1 Ground Floor Plan, as received 09/03/2020

04 Rev A Block 1 First & Second Floor Plan, as received 09/03/2020 04a Rev A Block 1 First & Second Floor Plan, as received 09/03/2020 05 Rev B Block 2 Ground Floor Plan, as received 27/12/2019

05a Rev B Block 2 Ground Floor Plan, as received 09/03/2020

06 Rev B Block 2 First & Second Floor Plan, as received 27/12/2019 06a Rev B Block 2 First & Second Floor Plan, as received 09/03/2020 07 Rev A Block 1 Elevations, as received 09/03/2020

08 Rev A Block 1 Elevations, as received 09/03/2020

09 Rev B Block 2 Elevations, as received 17/03/2020

09a Rev B Block 2 Elevations, as received 17/03/2020

10 Rev B Block 2 Elevations, as received 18/03/2020

10a Rev B Block 2 Elevations, as received 17/03/2020

13 Proposed Street Scenes, as received 17/03/2020

2031/2B Rev B Landscape Proposals, as received 27/12/2019

Reason: To clarify which plans are approved and in the interests of proper planning.

INFORMATIVES

1. This permission relates only to the changes highlighted on the plans. Furthermore it shall only be read in the context of allowed on appeal planning permission 171893 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: 20 March 2020



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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.

4. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is CHARGEABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

Date: 20 March 2020



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