

**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: Vinci Construction UK Limited
Bancroft Place
Bancroft Road
Reigate
RH2 7RP

Application No: 200406
Application type: Non Material Amendment

Applicant: Vinci Construction UK Limited

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 conditions 2 (approved plans) and 17 (Landscaping) of planning permission ref. 181849 for amendments to the location of louvres to the east and east elevations of the building, introduction of ground floor high level windows to the west and south elevations, addition of bird and bat boxes, external materials alteration to the south (rear) elevation to replace a small section of zinc with brick, internal building layout alterations and changes to the landscaping layout and proposed planting

At: Former Car Park East Street Reading RG1 4QH

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: 4 June 2020



MB

Head of Planning, Development
& Regulatory Services

Application At: Former Car Park East Street Reading RG1 4QH

Application No: 200406

Application type: Non Material Amendment

CONDITIONS & REASONS

Conditions no.2 and no.17 are amended as follows:

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

Location Plan 18053_001A_ A1_Location Plan A
Existing Site Plan 18053_002_ A1_Existing Site Plan
Existing Topographical Plan 18053_003_ A1_Existing Topographical Plan
Existing Site Sections 18053_004_ A1_Existing Site Sections
Proposed Site Plan 18053_007A_A1_Proposed Site Plan A
18053_009_ A1_Proposed Block Plan
Subservience 18053 VS001 subservience A3 A
Received by the Local Planning Authority on 1st February 2019

18053_008 C Proposed Site Sections
18053_025 D Proposed Sections
18053_5101 H Level 1 General Arrangements Floor Plan
18053_5102 G Level 2 General Arrangements Floor Plan
18053_5103 G Level 3 General Arrangements Floor Plan
18053_5104 J Level 4 General Arrangements Floor Plan
18053_5106 E Roof Level General Arrangements Floor Plan
Received by the Local Planning Authority on 12th July 2019

East Street, Reading - Cycle Store/Route/Access Rev A
18053 East Street, Reading 2019.09.06_MB - Bike Doorway Elevation
18053 East Street, Reading 2019.09.06_MB - Bike Doorway Plan
Received by the Local Planning Authority on 13th September 2019

18053_5035 rev J - Proposed elevations- North & East
Received by the Local Planning Authority on 13th March 2020

18053_5037 rev Y - Proposed Elevations - South & West
Received by the Local Planning Authority on 15th May 2020

Date: 4 June 2020



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18053_5100 rev AN - Level 0 General Arrangement Floor Plan
18053_5105 rev AF - Basement Level General Arrangement Floor Plan
Received by the Local Planning Authority on 4th June 2020

Charnwood Design Approach Document ref. CLDL 2389 (90) 1001 r06 - East Street, Reading
March 2020
Received by the Local Planning Authority on 20th May 2020

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

17. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the Charnwood Design Approach Document ref. CLDL 2389 (90) 1001 r06 - East Street, Reading March 2020 received by the Local Planning Authority on 20th May 2020. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CC7.

INFORMATIVES

1. This decision relates only to the changes highlighted on the plans. Furthermore, it shall only be read in the context of the planning permission 181849 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.
3. The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within reasonable timeframes.

Date: 4 June 2020



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