

**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: DP9 Limited
100 Pall Mall
London
SW1Y 5NQ

Application No: 200096
Application type: Non Material Amendment

Applicant: Inception (Reading) Sarl (c/o Moorgarth Group Ltd)

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 182054 (granted 4/11/2019) to change the wording of Conditions 3,4,16,18 and 19 to alter the timing trigger for the submission of information.

At: 20 Hosier Street Reading RG1 7JL

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: 31 March 2020



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& Regulatory Services

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CONDITIONS & REASONS

REPLACEMENT CONDITION 3

Prior to construction works above ground floor slab level details of the materials to be used in the construction of the external surfaces of the development including patterned brickwork, 'chequer board' brickwork and projecting snap header brick features; all external fixtures, fittings, window frames and mortar and details of window and doorway reveals shall be submitted to and approved in writing by the local planning authority. Details shall include manufacturer's specification details of all external facing materials (to be submitted to the local planning authority) and samples of those materials (to be provided on site- 2 metres by 2 metres in size - approved details to then be retained on site throughout the duration of the construction of the development).

The development shall be carried out using only the approved materials.

Reason: In the interests of safeguarding the character and appearance of the building and the wider immediate area and for the purpose of ensuring that work is appropriate to the setting of the special architectural and historic interest of the nearby listed buildings/structures and views into/out of the Conservation Area, in accordance with Policies CC7, EN1 ,EN3, EN5 and EN6 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 4

4(a) No development (including demolition) shall take place, including any works of demolition until a Demolition Method Statement has been submitted to and approved by the Local Planning Authority to provide for:

- a) space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided.
- b) location on site for storage of plant and materials used in demolishing the development
- c) the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site

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- d) any footpath closures or road closures needed during demolition. e) wheel washing facilities on site
- f) a scheme for recycling waste resulting from the demolition works g) the provision to be made for the control of noise and dust coming from the site during demolition.

The measures within the approved Demolition Method Statement shall be maintained and adhered to throughout the course of the development unless otherwise agreed in writing by the Local Planning Authority.

- 4(b) No construction shall take place until a Construction Method Statement has been submitted to and approved by the Local Planning Authority to provide for:
- a) space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided.
 - b) location on site for storage of plant and materials used in constructing the development.
 - c) the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site.
 - d) any footpath closures or road closures needed during construction.
 - e) wheel washing facilities on site.
 - f) a scheme for recycling waste resulting from the construction works.
 - g) the provision to be made for the control of noise and dust coming from the site during construction.

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 16

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No development (barring demolition) shall take place until full details of the drainage design with its implementation, maintenance and management plan of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The details shall include:

- i. a timetable for its implementation, and
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The approved sustainable drainage scheme shall be completed prior to the first occupation of any unit hereby approved and thereafter managed and maintained in accordance with the approved plan/details.

Reason: To ensure that the development contributes adequately towards environmental sustainable urban drainage, in accordance with Policies CC2, CC3 and EN18 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 18

Prior to the completion of the structural frame a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating with a minimum score of 68% across the building shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 19

Within 3 months of occupation a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following as post- construction stage review carried out by a licensed assessor shall be submitted to and approved in writing by the local planning authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in Condition 18. The development shall thereafter be undertaken in accordance with the details as set out in the approved Certificate and be retained as such thereafter.

Reason: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

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INFORMATIVES

1. This notice 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 4/11/2019 under reference number 182054, 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 the statutory or agreed timeframes.

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