

**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: Berkeley Homes (Oxford and Chiltern) Ltd
Berkeley House
Farnham Lane
Farnham Royal
SL2 3RQ

Application No: 191233
Application type: Non Material Amendment

Applicant: Berkeley Homes (Oxford and Chiltern) 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 170509 (granted on 10/10/2018) to alter the wording of Condition 4 (materials) by changing the trigger point for submission/approval from pre-commencement (barring demolition) to prior to the commencement of the relevant part of the works.

At: Toys R Us Kenavon Drive Reading RG1 3DH

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 August 2019



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

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CONDITIONS & REASONS

1. REPLACEMENT CONDITION 4

Prior to the commencement of the relevant part of the works within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019) details of the materials to be used in the construction of the (1) external surfaces of the development and (2) street furniture, including all external materials such as (i) brickwork, (ii) cladding, (iii) balustrades, (iv) fixtures, (v) fittings, (vi) window frames and (vii) mortar and details of (viii) window and doorway reveals, shall be submitted to and be approved in writing by the local planning authority. Details shall include manufacturers 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, in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Central Area Action Plan 2009.

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 10/10/2018 under reference number 170509, 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 - for example, 190764 as agreed on 31/05/19, and 191234, 191235, 191237, 191238 & 191253 as all agreed on 22/08/19) should be read together.

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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 statutory timeframes.

Date: 22 August 2019



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& Regulatory Services *J.B.M.*