

**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: Archadia Chartered Architects
Ashley House
58 - 60 Ashley Road
Hampton
TW12 2HU

Application No: 191401
Application type: Non Material Amendment

Applicant: A2Dominion Housing Options 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 152277 (granted on 18/10/2016) to change the wording of Condition 17(ii) b)(BREEAM) (as already amended by 182243) to secure a certificate of accreditation within 12 months of first occupation (rather than a certificate of accreditation within 6 months of first occupation agreed by 182243).

At: The Arthur Clark Home 1 Albert Road Caversham Reading RG4 7AN

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: 9 September 2019



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

Application At: The Arthur Clark Home 1 Albert Road Caversham Reading RG4 7AN

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CONDITIONS & REASONS

1. REPLACEMENT CONDITION 17 (ii) b)

b) Within twelve months of the first occupation of any apartment, a final BREEAM (UK New Construction) certificate shall be submitted to and approved, in writing, by the Local Planning Authority, demonstrating that at least a 'Very Good' rating with a minimum score of 62.5 points has been achieved.

Reason: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

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 18/10/2016 under reference number 152277, 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 - such as non-material amendment applications 171052 granted on 17/08/17, 180429 granted on 18/05/18, 181871 granted on 14/11/18 and 182243 granted on 14/01/19) 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 timeframes.

4. On the basis of the first occupation occurring in late March 2019, the now re-worded condition will need to be satisfied by 31/03/2020.

Date: 9 September 2019



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