

**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: GW Planning Limited
21 Norfolk Road
Sutton Coldfield
B75 6SQ

Application No: 190284
Application type: Non Material Amendment

Applicant: Ivy Crescent 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 amendment to planning permission ref. 181579 (Change of use from employment agency (A2 use) to 5 self-contained apartments (C3 use) with associated internal alterations to existing building, enlarged external basement light well with new windows and new roof lights to existing single storey rear extension) to reduce the size of the front basement window, removal of 1 roof light to rear part of building and internal layout revisions

At: 42 Queens Road Reading RG1 4BB

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: 30 April 2019



MB

Head of Planning, Development
& Regulatory Services

Application At: 42 Queens Road Reading RG1 4BB

Application No: 190284

Application type: Non Material Amendment

CONDITIONS & REASONS

1. The drawings hereby approved as a Non-material Amendments to planning permission 181579/FUL, are as follows:

- QR42:013 Rev P3 - Proposed Bins & Cycles dated October 2018
- QR42:001 Rev P1 - Block Plan dated November 2018
- QR42:BR03 Rev C - Floor Plans - Proposed Ground Floor 2 dated February 2019
- QR42:002 Rev P1 - Site Location Plan dated August 2018
- QR42:006 Rev P8 - Floor Plans Proposed dated January 2019
- QR42:011 Rev D - Proposed Elevations dated February 2019
- QR42:010 Rev P2 - Floor Plans Proposed Bins and Parking dated November 2018
- QR42:005 Rev P7 - Floor Plans proposed Ground Floor dated January 2019
- Selectaglaze Fixing Details ref. Fixing (09/14)
- Mumford & Wood Conservation Casement specification ref. SW1-01dSH Revision C dated 5th November 2018
- Mumford & Wood Conservation Casement specification ref. TS1-01dSX Revision C dated 5th November 2018
- Mumford & Wood Conservation Casement specification ref. TS1-08SX Revision C dated 12th December 2014
- Mumford & Wood Window Estimate ref. PRJ-19011041 dated 4th February 2019

Received by the Local Planning Authority dated 19th February 2019

- QR42:BR12 Rev B - Light Well Details Rear dated March 2019
- QR42:BR13 Rev B - Light Well Details Front dated January 2019
- QR42:BR14 Rev A - New Basement Stair Access dated March 2019
- QR42:BR14-1 - New Basement Stair Details dated January 2019

Received by the Local Planning Authority 28th March 2019

- QR42:012 Rec C - Proposed Elevations dated March 2019

Date: 30 April 2019



Head of Planning, Development
& Regulatory Services

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Received by the Local Planning Authority 10th April 2019

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

INFORMATIVES

1. This notice relates only to the changes to condition 2 of planning permission 181579. It shall only be read in the context of the substantive planning permission 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: 30 April 2019



Head of Planning, Development
& Regulatory Services

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