

**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: Peter Brett Associates LLP
Caversham Bridge House
Waterman Place
Reading
RG1 8DN

Application No: 180063
Application type: Non Material Amendment

Applicant: Porcelanosa UK 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 conditions 17, 21 and 23 of planning permission 160403

At: 21 Rose Kiln Lane Reading RG2 0LE

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: 29 January 2018



Head of Planning, Development
& Regulatory Services

Application At: 21 Rose Kiln Lane Reading RG2 0LE

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CONDITIONS & REASONS

Amended Condition 17.

A post-construction review shall be carried out by a licensed BREEAM assessor which shall confirm that the building achieves a BREEAM rating of at least 62.5%.

Reason: To ensure that the development is carried out in accordance with sustainable building standards. RBCS Policy CS1 and SPD Sustainable Design and Construction.

Amended Condition 21.

The land gas remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to the Local Planning Authority within 3 months of any part of the accommodation hereby approved being occupied for subsequent approval by the Local Planning Authority.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas. LDF Core Strategy Policy CS34 (Pollution and Water Resources).

Amended Condition 23.

A verification report, demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation, shall be submitted within 3 months of any part of the accommodation being occupied for approval in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas. LDF Core Strategy Policy CS34 (Pollution and Water Resources)



Date: 29 January 2018

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INFORMATIVES

1. This notice relates only to the changes to conditions 17, 21 & 23. It shall only be read in the context of the substantive planning permission granted under reference number 160403 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 160403.



Date: 29 January 2018

Head of Planning, Development
& Regulatory Services