

**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: GHM Partnership Ltd
20 Fink Hill
Horsforth
Leeds
LS18 4DH

Application No: 171537
Application type: Non Material Amendment

Applicant: Reading Borough Council

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: Minor alterations to appearance and layout of planning permission 161390

At: Land at Conwy Close Tilehurst Reading

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: 6 December 2017



Head of Planning, Development
& Regulatory Services

Application At: Land at Conwy Close Tilehurst Reading

Application No: 171537

Application type: Non Material Amendment

CONDITIONS & REASONS

Amended Condition 2 - Approved Plans

The development hereby permitted shall be carried out in accordance with the following amended approved plans:

- 4577_PL_50 Site Location Plan. Dated July 2016 (not amended)
- 3198 100 Rev B Site Plan. Dated 20.11.17.
- HILL21392 11E (Sheets 1 and 2).Landscape General Arrangement Plan Dated 17.11.17.
- 3198 102 Rev A 2 Bed House GA Plans & Elevations. Dated 15.11.17.
- 3198 103 Rev A 3 Bed House GA Plans & Elevations. Dated 15.11.17.
- 3198 104 Rev A 4 Bed House GA Plans & Elevations. Dated 15.11.17.
- 3198 105 Rev - 2 Bed House Proposed Block Elevations. Dated Aug 17.
- 3198 106 Rev A 3 Bed House Proposed Block Elevations. Dated 15.11.17.
- 3198 107 Rev A 4 Bed House Proposed Block Elevations. Dated 15.11.17.
- 3198 108 Rev A 2 Bed House Proposed Block Plans. Dated 07.11.17.
- 3198 109 Rev A 3 Bed House Proposed Block Plans. Dated 15.11.17.
- 3198 110 Rev A 4 Bed House Proposed Block Plans. Dated 15.11.17
- 3198 210 Rev - Apartment Block 1 Proposed GA Plans. Dated Aug 17.
- 3198 211 Rev A - Apartment Block 1 Elevations. Dated 07.11.17.
- 3198 215 Rev A Block 2 & 3 Ground Floor Plan. Dated 08.11.17.
- 3198 216 Rev A Block 2 & 3 1st Floor Plan. Dated 08.11.17.
- 3198 217 Rev A Block 2 & 3 2nd Floor Plan. Dated 08.11.17.
- 3198 218 Rev A Block 2 & 3 3rd Floor Plan. Dated 08.11.17.
- 3198 219 Rev - Block 2 & 3 Roof Plan. Dated Aug 17.
- 3198 220 Rev A Block 2 & 3 Front Elevations. Dated 08.11.17.
- 3198 221 Rev A Block 2 & 3 Rear & Side Elevations. Dated 08.11.17.

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

Additional Condition 28

Prior to occupation, evidence must be submitted to and acknowledged by the Local Authority, demonstrating that 50% of the dwellings hereby permitted will achieve a minimum of a 19% improvement in the dwelling emission rate over the Building Regulations requirements Part L 2013 Edition with 2016 Amendments (Target Emission Rate Baseline).



Date: 6 December 2017

Head of Planning, Development
& Regulatory Services

Reason: To ensure that the development is carried out in accordance with sustainable building methods in accordance with policies DM1 and CS1.

INFORMATIVES

1. This notice relates only to the changes to condition 2 and a new condition 28. It shall only be read in the context of the substantive planning permission granted under reference number (161390) 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 (161390).



Date: 6 December 2017

Head of Planning, Development
& Regulatory Services