

**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: The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Application No: 170840
Application type: Non Material Amendment

Applicant: Croft Development

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 permitted application 110628 to change the wording of condition 13 (Code for Sustainable Homes)

At: 21 Caversham Road Reading RG1 7BT

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRE



Date: 19 July 2017

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

Application At: 21 Caversham Road Reading RG1 7BT

Application No: 170840

Application type: Non Material Amendment

CONDITIONS & REASONS

1. New Condition 13:

The development shall be carried out only in accordance with the recommendations of the Property and Energy Services Ltd Carbon Reduction and Local Energy Generation Options Report ref. 21 Caversham Road, Reading, RG1 7BT 11 new build flats February 2016 v1, received on 24 May 2017.

Reason: To ensure that the development is carried out in accordance with sustainable building standards (Policy CS1 Sustainable Design and Construction of the Core Strategy 2008 (2015) and the Sustainable Design and Construction SPD 2011).

INFORMATIVES

1. This non-material change relates only to the changes in respect of Condition no. 13 of planning permission 11/01667/FUL (110628). Furthermore it shall only be read in the context of the substantive planning permission granted under permission 11/01667/FUL (110628) 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 non-material change 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.

4. It is noted that in order to comply with the newly approved wording of Condition 13, it will require the applicant to install PV panels on a flat roof area at the site. It may be the case that such works in themselves may be classed as 'development'. As such, it is advised that you explore the possibility of submitting a further non-material amendment application or separate planning application, as required, for this element to be implemented in practice.



Date: 19 July 2017

Head of Planning, Development
& Regulatory Services *JBM*