

**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: Kier Reading LLP c/o Savills
Ground Floor
Hawker House
5-6 Napier Court
RG1 8BW

Application No: 171475
Application type: Non Material Amendment

Applicant: Barclays Nominees (George Yard) Limited as nominee of the Barclays Bank

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: Amendments to Condition 40, 47 and 51 of planning permission 151944.

At: Worton Grange Imperial Way 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 October 2017

Head of Planning, Development
& Regulatory Services

Application At: Worton Grange Imperial Way Reading

Application No: 171475

Application type: Non Material Amendment

CONDITIONS & REASONS

Amended Condition 40

Approved Plans

The following approved plans relate to the Detailed Element:

Site plans

- 1894-P-20 Site Location Plan
- 1894-P-21 Existing Site Plan
- 1894-P22(N) Proposed Site Plan

Units A & B

- 1894-P-25(B) Ground Floor Layout
- 1894-P-27(A) Roof Layout
- 1894-P-28(B) Elevations & Sections

Unit C

- 1894-P-30(F) Ground Floor Layout
- 1894-P-32(B) Roof Layout
- 1894-P-33(F) Elevations & Sections

Unit D Bank

- 1894-P-35 Ground Floor Plan & Roof Layout
- 1894-P-36 Elevations

Unit E (A3/A5)

- 1894-P-40(B) Ground Floor Plan
- 1894-P-41(B) Roof Layout
- 1894-P-42(D) Elevations



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Unit F Hotel, Pub & A3 Units

- 1894-P-50(F) Ground & First Floor Plan
- 1894-P-51(E) Second & Third Floor Plan
- 1894-P-52(E) Fourth & Fifth Floor Plans
- 1894-P-53(B) Roof Plan
- 1894-P-54(B) Elevations Sheet 1 of 2
- 1894-P-55(B) Elevations Sheet 2 of 2

Trade Counter Units

- 1894-P-60 TC1-TC6 Ground Floor Plans, Elevations & Section
- 1894-P-61 TC7-TC12 Ground Floor Plans, Elevations & Section
- 1894-P-62 TC1-TC12 Roof Plans

Car Showroom

- 1894-P-70 Showroom 1 Ground Floor & Roof Plans
- 1894-P-71 Showroom 1 Elevations & Section
- 1894-P-72D Showroom 2 Ground Floor & Roof Plans
- 1894-P-73C Showroom 2 Elevations & Section
- 1894-P-74A Showroom 2 Valet Building

Footpaths

- 1894-L-101 Rev B Commercial and Residential Footpaths

Highways

- 32618/001/SK021 Unit C Temporary Access Strategy

Reason: For the avoidance of doubt and in the interests of proper planning.

Amended Condition 47

No building (with the exception of Unit C) within the Detailed Element shall be occupied until the roundabout and signalised junction to access the commercial buildings have been constructed in accordance with the approved drawing and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.

Unit C shall only be occupied on the premise that the works shown on the approved plan ref 32618/001/SK021 appended to this decision notice have been completed and agreed with RBC highways, so that RBC highways can provide partial completion certificate for the associated works.



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Reason: In the interests of road safety in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies Document Policy DM12.

Amended Condition 51

No building (with the exception of Unit C) within the Detailed Element shall be occupied until a pedestrian footway between 2 metres and 3 metres in width has been constructed for the entire extent as shown annotated in blue on the approved plan ref: 1894-L-101 Rev B appended to this decision notice around the commercial site and part of the residential site. Any statutory undertakers' equipment or street furniture shall be re-sited to provide an unobstructed footway.

Unit C shall only be occupied on the premise that the works shown on the approved plan ref 32618/001/SK021 appended to this decision notice have been completed and agreed with RBC highways, so that RBC highways can provide partial completion certificate for the associated works.

Reason: In the interests of road safety and to ensure adequate provision for pedestrians in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies Document Policy DM12.

INFORMATIVES

1. This permission relates only to the changes highlighted on the plans and is bound by all the conditions and obligations attached to that permission 151944. 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 the recommended timeframes.



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