

**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: WCEC Group Ltd
Carrwood Court
Carrwood Road
Sheepbridge
S41 9QB

Application No: 162196
Application type: Non Material Amendment

Applicant: Torsion Group

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: Application for a non-material amendment following a grant of planning permission (141986) to change 'twodio' type bedrooms to studio bedrooms, reduction in number of DDA rooms from 12 to 2, removal of lightwell base to south elevation basement level and replacement with a raised sloped roof skirt to the building (with roof lights) and reduction in depth of lightwell to north elevation

At: Berkshire House 252-256 Kings Road 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: 20 January 2017

Head of Planning, Development
& Regulatory Services

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Application At: Berkshire House 252-256 Kings Road Reading

Application No: 162196

Application type: Non Material Amendment

CONDITIONS & REASONS

1. The proposed changes, in the context of the approved scheme, are not considered material alterations to the development already permitted and are considered to be non-material amendments to the development approved under 141986/FUL

Where existing conditions require certain details or elements of the proposal to be provided at a certain stage or carried out with details already approved or amended, these requirements would remain in force.

For these reasons it is considered that the proposals would not materially alter the development as already approved and the changes are acceptable subject to altered condition no.2 as set out below:

The development hereby approved shall not be carried out other than in accordance with the following drawings only

Drawing no.s -

- 0002 P1 Existing Site Location Plan
- 2098 P1 Existing Lower Basement Plan
- 2099 P1 Existing Basement Plan
- 2100 P1 Existing Ground Floor Plan
- 2101 P1 Existing First Floor Plan
- 2102 P1 Existing Second Floor Plan
- 2103 P1 Existing Third Floor Plan
- 2104 P1 Existing Fourth Floor Plan
- 2105 P1 Existing Fifth Floor Plan
- 2106 P1 Existing Sixth Floor Plan
- 2107 P1 Existing Roof Plan
- 2201 P1 Existing North/South Elevation showing context
- 2202 P1 Existing East/West Elevation showing context
- 2211 P1 Existing North Elevation
- 2212 P1 Existing South Elevation
- 2213 P1 Existing East Elevation
- 2214 P1 Existing West Elevation
- 2300 P1 Existing GA Section A-A



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0106 P1 Proposed Roof Plan

A-00-00-100 rev D - GA Floor Plans - 00 Ground Floor

A-00-00-101 rev D - GA Floor Plans - 01 First Floor

A-00-00-102 rev D - GA Floor Plans - 02 Second Floor

A-00-00-102 rev D - GA Floor Plans - 03 Third Floor

A-00-00-104 rev D - GA Floor Plans - 04 Fourth Floor

A-00-00-105 rev D - GA Floor Plans - 05 Fifth Floor

A-00-00-106 rev D - GA Floor Plans - 06 Sixth Floor

A-00-00-200 rev A - GA Elevations - North & East

A-00-00-201 rev A - GA Elevations - South & West

SK-00-21-107 - North Elevation Retaining Wall Detail

SK-00-21-108 - South Elevation Retaining Wall Detail

SK-00-00-002 - Site Red Line Plan

SK-00-00-204 rev A - Proposed GA Section A-A

Reason. To clarify which drawings have been approved.

INFORMATIVES

1. Officers have worked positively and proactively to provide a recommendation for approval to be made.
2. This notice relates only to the changes to condition no. 2. It shall only be read in the context of the substantive planning permission granted under reference number 141986, 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.
3. 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.



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