

**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: Heritage Fusion
282 Farnborough Road
Farnborough
GU14 7LZ

Application No: 240427
Application type: Non Material Amendment

Applicant: Westway Construction

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 amendments to permission 180758 (granted on 12/10/18 for conversion to 8 residential units) to alter the wording of conditions 2 (approved plans), 6 (bin storage) and 12 (habitable accommodation) to incorporate revised plans detailing internal layout changes to account for fire regulations (sought retrospectively).

At: Addington House 73 London Street 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: 8 July 2024



Assistant Director of Planning, Transport and
Public Protection Services *NE*

Application At: Addington House 73 London Street Reading

Application No: 240427

Application type: Non Material Amendment

CONDITIONS & REASONS

1. REPLACEMENT CONDITION 2

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

P-73AH-02 Rev A Approved Plans (basement and ground floor plan)

P-73AH-06 Rev A Proposed Plans (first and second floor plan)

P-73AH-07 Rev A Proposed Plan & Elevation (roof plan & elevation)

P-73AH-08 Rev A Proposed Elevations & Section AA

As all received on 07/05/2024

Reason: To clarify which drawings have been approved and in the interests of proper planning.

2. REPLACEMENT CONDITION 6

No dwelling shall be occupied until the bin storage facilities shown on the approved plans (P-73AH-02 Rev A Approved Plans (basement and ground floor plan), as received 07/05/2024) have been provided and the bin storage facility shall be retained thereafter for use by occupiers of the dwelling/building at all times.

Reason: To ensure that sufficient provision is made for the storage and collection of refuse and recyclables and to safeguard the amenity (including visual amenity) of existing nearby / future occupiers / road users from potential disturbance and/or smells and highway safety, in accordance with Policies CC5, CC7, CC8 and TR3 of the Reading Borough Local Plan 2019.

3. REPLACEMENT CONDITION 12

No habitable accommodation shall be provided at basement floor level and instead this floor of the building shall only be used for ancillary storage facilities, as shown on approved plan P-73AH-02 Rev A Approved Plans (basement and ground floor plan), as received 07/05/2024.

Reason: To safeguard the amenity of future occupiers from potential accommodation which would cause significant detrimental impacts owing to a lack of access to daylight

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and sunlight, outlook and natural ventilation, in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. This permission relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of the substantive planning permission granted on 12/10/2018 under reference number 180758, and is bound by all the conditions 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.
3. The Local Planning Authority has worked positively and proactively with the applicant to determine the application under the non-material amendment procedure within the agreed extended timeframes.
4. This application should be read in conjunction with corresponding section 19 application 240598, which seeks to incorporate the same changes proposed through this application, in the context of varying the approved plans condition of the corresponding listed building consent. Furthermore, this decision should also be read in conjunction with separately submitted application 240516/LBC, which seeks to incorporate the same works as approved by this application (and some separate additional roof level works too).

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