

**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**

**Applicant:** Berkeley Homes Oxford & Chiltern

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 231673 (granted on 27/03/2024) to alter the wording of Conditions 2 (approved plans) and 35 (vehicle parking spaces) to provide reconfigured cycle, refuse and plant store rooms, changes to windows/doors and associated alterations, all within Blocks B-F (amended description).

**At:** 55 Vastern Road, Reading, RG1 8BU

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 September 2024



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

**Application At:** 55 Vastern Road, Reading, RG1 8BU

**Application No:** PL/24/0872

**Application type:** Non-Material Amendment

**CONDITIONS & REASONS**

1. REPLACEMENT CONDITION 2

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

448.PL.H.100 Rev A Cafe\_Floor Plans, as received 28/02/2020

448.PL.H.200 Rev A Cafe\_Elevations, as received 28/02/2020

448.PL.SP.003 Existing Block Plan, as received 04/02/2020

RT3190463P0001 Existing Ground Floor Plan, as received 04/02/2020

RT3190463P0002 Existing First Floor Plan, as received 04/02/2020

RT3190463P0003 Existing Second Floor Plan, as received 04/02/2020

RT3190463P0004 Rev A South, East and North 1 Elevations, as received 05/03/2020

RT3190463P0005 North 2 and West Elevations, as received 04/02/2020

RT3190463P0006 Street Scene South and West, as received 04/02/2020

RT3190463P0007 Street Scene North, as received 04/02/2020

448.PL.SL.001 Rev B Site Location Plan Application Boundary, as received 10/06/2020

448.LAND.SK.101 Towpath Access – 1:21, as received 05/11/2021

Site Context Elevation River Front 448.PL.200 Rev B

Site Context Elevation Vastern Road 448.PL.201 Rev B

Site Context Elevation Street Section 448.PL.203 Rev B

Site Context Elevation Lynmouth Road 448.PL.204 Rev A

Site Sections - Sections A-A, E-E 448.PL.SS.300 Rev B

Site Sections – Sections B-B, C-C, D-D 448.PL.SS.301 Rev B

As received 20/11/2023

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Christchurch Bridge Connection Section 448.300.LAND.001 Rev A

As received 08/12/2023

Block A Fourth – Roof Floor 448.PL.A.101 Rev E

Block A Elevations 448.PL.A.200 Rev E

Block A Section A-A, B-B, and C-C 448.PL.A.300 Rev E

Block BC First Floor Plan 448.PL.BC.101 Rev E

Block BC Second Floor Plan 448.PL.BC.102 Rev E

Block BC Third Floor Plan 448.PL.BC.103 Rev E

Block BC Fourth Floor Plan 448.PL.BC.104 Rev E

Block BC Sixth Floor Plan 448.PL.BC.106 Rev E

Block BC Seventh Floor Plan 448.PL.BC.107 Rev E

Block BC Eighth Floor Plan 448.PL.BC.108 Rev F

Block BC Tenth Floor Plan 448.PL.BC.110 Rev F

Block BC Roof Floor Plan 448.PL.BC.111 Rev F

Block D Second Floor Plan 448.PL.D.102 Rev D

Block D Third Floor Plan 448.PL.D.103 Rev D

Block D Fourth Floor Plan 448.PL.D.104 Rev D

Block D Fifth Floor Plan 448.PL.D.105 Rev D

Block D Sixth Floor Plan 448.PL.D.106 Rev D

Block D Seventh Floor Plan 448.PL.D.107 Rev D

Block D Ninth Floor Plan 448.PL.D.109 Rev D

Block D Roof Floor Plan 448.PL.D.110 Rev D

As received 11/01/2024

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Block FG Southwest, Southeast and Northwest Elevation 448.PL.EFG.202 Rev F  
As received 21/02/2024

Block A Ground -Third Floor 448.PL.A.100 Rev F  
Block B and C Southwest Elevation 448.PL.BC.200 Rev H  
Block B and C Northeast Elevation 448.PL.BC.202 Rev I  
Block D Eighth Floor Plan 448.PL.D.108 Rev E  
Block EFG Section A-A, B-B and C-C 448.PL.EFG.300 Rev E  
As received on 04/03/2024

Site Location Plan S106 Boundary – 448.PL.SL.001 Rev B  
448.PL.BC.100 Rev J - Block B and C Ground Floor Plan  
448.PL.BC.105 Rev F - Block B and C Fifth Floor Plan  
448.PL.BC.109 Rev G - Block B and C Ninth Floor Plan  
448.PL.BC.201 Rev I - Block B and C Southeast Elevation  
448.PL.BC.203 Rev I - Block B and C Northwest Elevation  
448.PL.BC.300 Rev I – Block BC Section A-A and B-B  
448.PL.BC.301 Rev I – Block BC Section C-C  
448.PL.D.100 Rev I - Block D Ground Floor Plan  
448.PL.D.101 Rev F - Block D First Floor Plan  
448.PL.D.201 Rev F - Block D Northeast and Southwest Elevation  
448.PL.D.202 Rev E - Block D Northwest Elevation  
448.PL.EFG.100 Rev G - Block E,F and G Ground Floor Plan  
448.PL.EFG.200 Rev G - Block E Southeast and Southwest Elevation  
448.PL.EFG.201 Rev H - Block E Northwest and Northeast Elevation  
As all received on 09/07/2024

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448.PL.D.200 Rev F - Block D Southeast Elevation  
448.PL.D.203 Rev D - Block D Southwest Elevation  
448.PL.D.300 Rev E - Block D Section A-A and B-B  
448.PL.EFG.101 Rev E - Block E,F and G First Floor Plan  
448.PL.EFG.102 Rev E - Block E,F and G Second Floor Plan  
448.PL.EFG.103 Rev E - Block E,F and G Third Floor Plan  
448.PL.EFG.104 Rev E - Block E,F and G Fourth Floor Plan  
448.PL.EFG.105 Rev E - Block E,F and G Fifth Floor Plan  
448.PL.EFG.106 Rev E - Block E,F and G Sixth Floor Plan  
448.PL.EFG.107 Rev E - Block E,F and G Seventh Floor Plan  
448.PL.EFG.108 Rev E - Block E,F and G Roof Plan  
448.PL.202 Rev C - Context Elevation Site Section  
448.PL.SL.003 Rev B - Enclosure Plan  
BHOC.448.LA.102 Rev M – Landscape Planting Framework Plan  
448.PL.SL.002 Rev J - Illustrative Masterplan  
BHOC.448.LA.101 Rev O - Landscape General Arrangement Plan

As all received on 30/07/2024

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

2. REPLACEMENT CONDITION 35

No dwelling within the relevant building ((a) Block B The Goods Warehouse; (b) Block C The Goods Office; (c) Block D The Turbine Hall / The Generator) hereby permitted shall be occupied until all of the relevant vehicle parking space(s): (a) 12 vehicle parking spaces on 448.PL.BC.100 Rev J - Block B and C Ground Floor Plan, as received on 09/07/2024; (b) 12 externally located vehicle spaces on 448.PL.SL.003 Rev B - Enclosure Plan, as received 30/07/2024; (c) 26 vehicle parking spaces on 448.PL.D.100 Rev I - Block D Ground Floor Plan, as received on 09/07/2024, have been provided in

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accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policies TR3 and TR5 of the Reading 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 section 73 permission granted on 27/03/2024 under reference number 231673 and the substantive planning permission, as allowed on appeal on 17/03/2022 under reference number 200188 / APP/E0345/W/21/3276463, and is bound by all the conditions and obligations attached to that allowed on appeal permission. That permission still stands and this notice (and any other notices issued under section 96a for this development – e.g. 230150 as agreed on 02/03/2023) 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 section 73 permission and the substantive allowed on appeal 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 agreed extended timeframes.

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