

**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: Mr Daniel Botten

Application No: PL/24/1163

Application type: Non-Material Amendment

Applicant: Berkeley Homes Western Limited

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 170509 (granted on 10/10/2018) to amend the wording of Condition 61 (hours of use of non-residential uses) to allow Unit CO1 (west block, north elevation, ground floor level) to operate from 0600-2300 hours daily when occupied for Class A1 uses.

At: Huntley Wharf, Kenavon Drive, Reading, RG1 3DH

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: 30 September 2024



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

Application At: Huntley Wharf, Kenavon Drive, Reading, RG1 3DH

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CONDITIONS & REASONS

1. **REPLACEMENT CONDITION 61:**

When occupied for Class A1, Unit C01 as shown on drawing no. AA5990-2100 West Block Ground Floor as received 04/09/2024, shall not be used by members of the public outside of the hours of 0600-2300 daily;

The remaining non-residential uses hereby approved shall not be used by members of the public outside the following hours:

Classes A1, D1 & D2: 0600-2300 Monday to Saturday & 0800-2200 Sundays and Bank/Statutory Holidays;

Class A2: 0800-2200 daily;

Classes A3, A4 & A5: 0600-2300 Monday to Thursday, 0600-0000 Friday and Saturday & 0800-2200 Sundays and Bank/Statutory Holidays;

Class B1a&b: 0800-2000 daily.

Reason: In order to protect existing and future local residents from unreasonable disturbance arising from the uses, in accordance with Policies CC8, EN16 and CR6 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 10/10/2018 under reference number 170509, 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 – for example, 190764 (agreed on 31/05/19); 191233, 191234, 191235, 191237, 191238 & 191253 (as all agreed on 22/08/19); 191788 (agreed on 16/12/19); 200071 (agreed on 04/02/2020); 200228 (agreed on 03/06/2020); 200980 (agreed on 04/08/2020); 200888 (agreed on 08/02/2021); 210239 (agreed on 08/03/2021); 211065 (agreed on 22/07/2021); and, 211369 (agreed on 06/04/2022) 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 statutory timeframes.

Date: 30 September 2024



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