

**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: Ranjeet Shahi

Application No: PL/24/0993

Application type: Non-Material Amendment

Applicant: C/O Agent

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 171893 (erection of two buildings to accommodate 38 student units, as allowed on appeal on 10/10/2018) to alter the wording of condition 2 (approved plans) to provide various changes to Block 1 (all sought retrospectively), including replacing render with composite cladding, window alterations and inclusion of guttering, downpipes & vents on all elevations, an altered roof form on the north elevation, an altered entrance and replacement of brickwork with cladding on the south elevation, together with various other associated alterations (amended description).

At: The Woodley Arms Ph, Waldeck Street, Reading, RG1 2RF

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: 22nd October 2024



Assistant Director of Planning, Transport and
Public Protection Services *J.P.M.*

Application At: The Woodley Arms Ph, Waldeck Street, Reading, RG1 2RF

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CONDITIONS & REASONS

1. REPLACEMENT CONDITION 2:

The development hereby permitted shall be carried out in accordance with the following approved plans: 1:10,000 scale location plan; Sheet 01 (Location Plan); Sheet 02 (Site Plan); Sheet 03 (Existing Plans); Sheet 03 (Proposed Plans); Sheet 04 (Proposed Plans); Sheet 05 (Proposed Plans); Sheet 06 (Proposed Plans); Sheet 09 (Proposed Elevations); Sheet 10 (Proposed Elevations); Sheet 11 (Street Elevations), 2031/2A (Landscaping Proposals), **1559-GA-107 Rev D Elevations 1 Block A AS PROPOSED (as received 21/10/2024) and 1559-GA-108 Rev D Elevations 2 Block A AS PROPOSED (as received 21/10/2024).**

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

INFORMATIVES

1. This permission shall only be read in the context of allowed on appeal planning permission 171893 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 – e.g. 192053 agreed on 20/03/2020, 200967 agreed on 03/08/2020 and 200968 agreed on 03/08/2020) 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 agreed extended timeframes.

Date: 22nd October 2024



Assistant Director of Planning, Transport and
Public Protection Services *J.P.M.*