

**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 James Garside
Austen House,
Station View,
Units A-J,
Guildford,
Surrey,
GU1 4AR

Application No: PL/25/0079
Application type: Non-Material Amendment

Applicant: Reading Borough Council

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 Amendment to Application 23/0613 - (Demolition and redevelopment of the Amethyst Lane to deliver a new respite care facility alongside 17 new homes, landscaping and ancillary works) to amend Condition 16 (mechanical plant), Condition 19 (Validation Report) and Condition 30 (photovoltaics and heat pumps).

At: Amethyst Lane, Reading, RG30 2EZ

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: 5 February 2025



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

Application At: Amethyst Lane, Reading, RG30 2EZ

Application No: PL/25/0079

Application type: Non-Material Amendment

CONDITIONS & REASONS

16. REPLACEMENT CONDITION 16

No mechanical plant, **including commercial air source heat pumps (excluding residential air source heat pumps)** shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014+A1:2019 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

30. REPLACEMENT CONDITION 30

No Photovoltaics and heat pumps shall be installed on site until full details of the Photovoltaics and heat pumps to be provided within the site have been submitted to and approved in writing by the Local Planning Authority **for:**

a) Residential accommodation development of the site

i) Photovoltaics

ii) heat pumps

b) Respite care facility development of the site

i) Photovoltaics

ii) heat pumps

These details shall include drawings showing the location and position of the Photovoltaics and heat pumps their dimensions, manufacturers' specifications, noise characteristics **which meet noise standards as approved by the local authority**, and ongoing maintenance arrangements. The approved Photovoltaics and heat pumps shall

Date: 5 February 2025



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

be installed in accordance with these approved details prior to first occupation of the building to which they relate and shall maintained as approved at all times thereafter. REASON: These details are required due to insufficient information being contained within this submission and in order to incorporate measures to adapt to climate change in accordance with Policy CC3 **and safeguard the amenities of adjoining premises in accordance with policies CC8 and EN17** of the Reading Borough Local Plan 2019.

19. REPLACEMENT CONDITION 19

The approved remediation scheme under Condition 18 shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority **prior to occupation of any part of the development.**

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 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 substantive planning permission granted on 15/03/2024 under reference number 230613, 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.
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.

Date: 5 February 2025



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