

**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: Miss Emily Ingall-Tombs
33 Margaret Street, London, United
Kingdom, W1G 0JD

Application No: PL/24/1576
Application type: Non-Material Amendment

Applicant: .

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 planning permission ref. 221446 - Introduction of phasing

At: Soane Point , 3-10 Market Place, Reading, RG1 2EG

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: 13th March 2025



Assistant Director of Planning, Transport and
Public Protection Services

Application At: Soane Point , 3-10 Market Place, Reading, RG1 2EG

Application No: PL/24/1576

Application type: Non-Material Amendment

CONDITIONS & REASONS

The following plans are hereby approved as a non-material amended to **condition 2** of planning permission ref. 221446:

- A12113 TPB ZZ ZZ DR A 0420 S1 Rev P7 – Proposed Elevations PLANNING Sheet 1 of 6
- A12113 TPB ZZ ZZ DR A 0421 S1 Rev P3 - Proposed Elevations PLANNING Sheet 2 of 6
- A12113 TPB ZZ ZZ DR A 0422 S1 Rev P3 - Proposed Elevations PLANNING Sheet 3 of 6
- A12113 TPB ZZ ZZ DR A 0423 S1 Rev P5 – Proposed Elevations PLANNING Sheet 4 of 6
- A12113 TPB ZZ ZZ DR A 0424 S1 Rev P3 – Proposed Elevations PLANNING Sheet 5 of 6
- A12113 TPB ZZ ZZ DR A 0425 S1 Rev P3 – Proposed Elevations PLANNING Sheet 6 of 6
- A12113 TPB ZZ -1 DR A 0499 S1 Rev P4 – Proposed Basement Plan PLANNING
- A12113 TPB ZZ -1 DR A 0400 S1 Rev P3 – Proposed Ground Floor Plan PLANNING
- A12113 TPB ZZ 00 DR A 0401 S1 Rev P3 – Proposed First Floor Plan PLANNING
- A12113 TPB ZZ 02 DR A 0402 S1 Rev P3 – Proposed Second Floor Plan PLANNING
- A12113 TPB ZZ 03 DR A 0403 S1 Rev P3 – Proposed Third Floor Plan PLANNING
- A12113 TPB ZZ 04 DR A 0404 S1 Rev P3 – Proposed Fourth Floor Plan PLANNING
- A12113 TPB ZZ 05 DR A 0405 S1 Rev P3 – Proposed Fifth Floor Plan PLANNING
- A12113 TPB ZZ 06 DR A 0406 S1 Rev P3 – Proposed Sixth Floor Plan PLANNING

Received by the Local Planning Authority on 7th March 2025

- TPB ZZ 00 DR A 400 S1 P3 - Proposed Ground Floor Plan
- TPB ZZ 01 DR A 401 S1 P3 - Proposed First Floor Plan
- TPB ZZ 02 DR A 402 S1 P3 - Proposed Second Floor Plan
- TPB ZZ 03 DR A 403 S1 P3 - Proposed Third Floor Plan

Date: 13th March 2025



Assistant Director of Planning, Transport and
Public Protection Services

- TPB ZZ 04 DR A 404 S1 P4 - Proposed Fourth Floor Plan
- TPB ZZ 05 DR A 405 S1 P3 - Proposed Fifth Floor Plan
- TPB ZZ 06 DR A 406 S1 P3 - Proposed Sixth Floor Plan
- TPB ZZ 07 DR A 407 S1 P4 - Proposed Roof Plan
- TPB ZZ ZZ DR A 421 S1 P3 - Proposed Elevations Sheet 2 of 6
- TPB ZZ ZZ DR A 422 S1 P3 - Proposed Elevations Sheet 3 of 6
- TPB ZZ ZZ DR A 424 S1 P3 - Proposed Elevations Sheet 5 of 6
- TPB ZZ ZZ DR A 425 S1 P3 - Proposed Elevations Sheet 6 of 6
- TPB ZZ XX DR A 427 S1 P2 - Proposed Detailed Marketplace Elevation 2
- TPB ZZ -1 DR A 499 S1 P4 - Proposed Basement Plan

Received by the Local Planning Authority on 26th September 2022

- TPB ZZ ZZ DR A 423 S1 P5 - Proposed Elevations Sheet 4 of 6
- TPB ZZ 07 DR A 410 S1 P5 - Proposed Site Plan
- TPB ZZ ZZ DR A 431 S1 P3 - Block Plan
- TPB ZZ ZZ DR A 430 S1 P4 - Location Plan

Received by the Local Planning Authority on 10th January 2023

- TPB ZZ ZZ DR A 0420 S1 P7 – Proposed Elevations PLANNING Sheet 1 of 6
- TPB ZZ ZZ DR A 0426 S1 P7 – Proposed Detailed Marketplace Elevation PLANNING

Received by the Local Planning Authority on 24th January 2023

The wording of **Condition 22** is hereby amended to the following:

22. No dwelling hereby permitted shall be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings hereby permitted have achieved a minimum of a 35% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP) assessment, produced by an accredited energy assessor.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. This notice relates only to the changes to conditions 2 and 22 of the substantive planning permission decision notice ref. 221446. It shall be read in the context of the substantive planning permission decision notice and is bound by all the other conditions and obligations attached to that decision notice. That decision notice still stands and this notice

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(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 development granted under the original prior approval decision notice.

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