

**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: GBS Architects,
St Thomas House,
6 Becket Street,
Oxford,
OX1 1PP

Application No: PL/25/0179
Application type: Non-Material Amendment

Applicant: Royal Berkshire Hospital

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 conditions 2 and 3 of planning permission 221385 to enable phasing

At: NORTH BLOCK, ROYAL BERKSHIRE HOSPITAL, LONDON ROAD, READING

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: 21 March 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

Application At: NORTH BLOCK, ROYAL BERKSHIRE HOSPITAL, LONDON ROAD, READING

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CONDITIONS & REASONS

REPLACEMENT CONDITION 2

2. Prior to commencement of each phase/s of works, as shown on approved plan 6947.290 Phasing plan for repairs as proposed for the north block east wing, a full material schedule (along with samples), including type of finishes, and a full inventory of all the details to be recreated and/ or rebuilt (including photos) **for the phase/s**, is to be submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans, and must show the relationship with the surrounding / original fabric. The works shall then progress in strict accordance with the approved details unless agreed otherwise in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 3

The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans or specifications received 16th September 2022 unless otherwise stated and subject to the additional further detail for approval as required under condition 2:

- Drawing no: 6947.100, Location Plan, dated December 2020
 - Drawing no: 6947.211 – Roof Plan as Proposed, dated September 2022
 - Drawing no: 6947.271 – Works to Floors as Proposed, dated September 2022
 - Drawing no: 6947.272 – Works to Ceilings as Proposed, dated September 2022
 - Drawing no: 6947.261 – Existing Elevations Showing Windows, dated August 2022
 - Drawing no: 6947.262 - Window Repair Specification, dated 16/9/22
 - Drawing no: 6947.263 – Typical Window Elevation, dated August 2022
 - Drawing no: 6947.264 - Photos [of existing windows], dated 16/9/22
 - Façade Structural Repairs - Schedule of works by PAYE, dated 14th July 2022 ref: TB-E.9266-001
 - Structural Condition Statement Technical Note, ref: 330510682-STN- XX-XX-TN-S-0002, dated 8th August 2022, by Stantec
 - Design and Access Statement, dated 16/9/22 by GBS Health
- **6947.290 Phasing plan for repairs as proposed for the north block east wing**
As received on 4 February 2025

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the Listed Building Consent hereby approved Policy EN1 of the Reading Local Plan 2019.

Date: 21 March 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

INFORMATIVE

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 21 June 2023 under reference number 221385, 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: 21 March 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services