

**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 Steven Pirks
The Mews,
6 Putney Common,
London,
SW15 1HL

Application No: PL/24/1630
Application type: Non-Material Amendment

Applicant: Steven 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 Amendment to Application 221693 - Introduction of gates and steps into ground floor terrace walls for fire escape purposes. Raised planter lowered to ground level. Minor changes to fenestration according to detail design development.

At: 63 ROWE COURT, READING, RG30 2HZ

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: 24 March 2025



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

Application At: 63 ROWE COURT, READING, RG30 2HZ

Application No: PL/24/1630

Application type: Non-Material Amendment

CONDITIONS & REASONS

REPLACEMENT CONDITION 2

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans and documents:

Drawing No:

0792-WPA-0102 Rev P1a – Site Plan Proposed

Received 16th February 2023

Management and Maintenance Plan for Sustainable Urban Drainage Systems (SuDS) – ref. 5245_MOM_ROW)RPT_MMplan

Drainage strategy and SuDS assessment for the management of surface water runoff and foul water discharge – Ref. 5245_MOM_ROW)RPT_BGDstrategy

Received 14th February 2023

0792-WPA-0101 Rev P1 – Block Plan Proposed

0792-WPA-0111 Rec P1 – First Floor Plan Proposed

0792-WPA-0112 Rev P1 – Second Floor Plan Proposed

0792-WPA-0113 Rev P1 – Third Floor Plan Proposed

0792-WPA-0114 Rev P1 – Roof Plan Proposed

0792-WPA-0300 Rev P1 – Sections Proposed

Received 7th February 2023

Plans submitted for PL/24/1630

0792-WPA-0200 Rev P2 Elevations – Sheet 01 Proposed

0792-WPA-0201 Rev P2 Elevations – Sheet 02 Proposed

As received on 6 December 2024

0792-WPA-0110_Rev P3 Ground Floor Plan Proposed

Rowe Court material details proposed PL/24/1630

As received on 24 March 2025

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 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 3/03/2023 under reference number 221693, and is bound by all the conditions and

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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: 24 March 2025



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