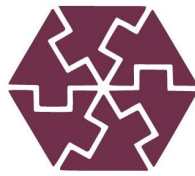


Planning, Reading Borough Council
Civic Offices, Bridge Street, Reading RG1 2LU

Website: www.reading.gov.uk
Tel: 0118 9373787



Reading

BOROUGH COUNCIL

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	9
Suffix	
Property Name	Royal Berkshire Archives
Address Line 1	Coley Avenue
Address Line 2	
Address Line 3	Reading
Town/city	Reading
Postcode	RG1 6AF

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
470849	172870

Description

Applicant Details

Name/Company

Title

Mr

First name

michael

Surname

thurlow

Company Name

MT Property Consultants

Address

Address line 1

The Stables,

Address line 2

mill lane.

Address line 3

Sidlesham,

Town/City

chichester

County

West Sussex

Country

United Kingdom

Postcode

PO207NA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

mr

First name

michael

Surname

thurlow

Company Name

MTPC

Address

Address line 1

The Stables,

Address line 2

MILL LANE

Address line 3

Sidlesham

Town/City

chichester

County

West Sussex

Country

United Kingdom

Postcode

PO207NA

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

☒ Yes☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

☒ Yes☐ No☐ Not applicable

Please add details of all persons notified

Name of person notified

***** REDACTED *****

House name:

Number

Suffix:

Address line 1

Reading Borough Council

Address Line 2

Civic Offices Bridge Street

Town/City

Reading

Postcode

RG1 2LU

Date notice served:

27/05/2025

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

EXTENSION TO THE EXISTING BERKSHIRE RECORD OFFICE AND ASSOCIATED SITE WORKS

Reference number

211485

Date of decision

12/08/2022

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

The NMA sought is two-fold:

1) Change of wording from 'No Development shall commence on site' to 'The building shall not be brought into use' to Condition 7b) only. Discharge of Condition 7a) will be submitted separately.

2) Removal of condition 7b) due to it not being feasible on this particular project. A change which we understand has to be considered by the Planning Area Committee.

Please state why you wish to make this amendment

1) Change of wording is required to allow groundworks to commence within the timescale of the current approval, whilst the Planning Area Committee consider removal of the condition under item 2;

2) Removal of condition 7b) is required because the building is a secure repository for local authority archive material. The building is licensed to provide this service by The National Archives. Construction and design of such buildings is set out in BS16893:2018 (Conservation of Cultural Heritage), within which Section 5.6 (page 21) clearly states 'Vegetation shall not be incorporated into the structure of a new building or against external walls'. This is with regard to the prevention of pests and mould.

The National Archives have expressed their concerns due to the presence of a green/ brown roof as follows:

- i) Increased risk of encouragement of pest infestation;
- ii) Being able to offer less than efficient drainage;
- iii) Increased risk of causing damp to the remaining structure of the building.

Including a green or brown roof on the extension would clearly not meet BS16893. As such, there is a high risk that the extension would not obtain a licence from The National Archives and therefore could not be used to store archives.

3) In addition, the area will be used for the location of Photovoltaic panels, which would inhibit the success of the green/ brown roof.

Are you intending to substitute amended plans or drawings?

- ☐ Yes
- ☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Permission 21/1485: email to Mark Stevens

Date (must be pre-application submission)

14/05/2025

Details of the pre-application advice received

Extract from Steve Vigar email:

'Condition 7 (biodiversity/green roof) in its final form was in fact added to the officer recommendation at PAC by Members of the Committee, who specifically wished to secure green roofs and solar panels. As such any s.73 application to vary those should reasonably be brought back to PAC to be removed/amended. I don't believe that we can deviate from this approach.

In terms of a way forward in respect of Condition 7, we could consider a s.96A Non-material Amendment to allow groundworks to commence (up to ground floor slab level for instance). This would allow development to commence (subject to all other conditions being lawfully complied with) and therefore 'keep the permission alive' beyond the current 3 year deadline. '

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

michael thurlow

Date

27/05/2025