

**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 Michael Thurlow
The Stables,
Mill Lane,
Sidlesham,
Chichester
PO207NA

Application No: PL/25/0788
Application type: Non-Material Amendment

Applicant: Mr michael thurlow

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: Application for a Non-Material Amendment Following a Grant of Planning Permission PL/21/1485 - to amend the trigger point for submission/approval of Condition 7 from no development commencing on site to no development commencing on site above ground floor slab level.

At: ROYAL BERKSHIRE ARCHIVES, 9 COLEY AVENUE, READING, RG1 6AF

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: 16 June 2025



SDV

**Acting Assistant Director, Planning,
Transport & Public Protection**

Application At: ROYAL BERKSHIRE ARCHIVES, 9 COLEY AVENUE, READING, RG1 6AF

Application No: PL/25/0788

Application type: Non-Material Amendment

CONDITIONS & REASONS

REPLACEMENT CONDITON 7 (Biodiversity Enhancements)

*No development shall commence on site above ground floor slab level until details of biodiversity enhancements, to include the following, have been submitted to and approved in writing by the Local Planning Authority:

- a) integral bird and bat boxes, tiles or bricks on and around the extension.
- b) provision of a green or brown roof strategy detailing areas of green/brown roof to be provided wherever feasible. The biodiversity enhancements shall be provided in accordance with the approved details prior to the first use of the extension and thereafter retained and maintained as approved.

REASON: To incorporate biodiversity in and around development in accordance with Policy EN12 of the Reading Borough Local Plan and the NPPF.

INFORMATIVES

1. This decision relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of planning permission 21/1485 granted 12/08/22 and is bound by all the conditions 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 under the non-material amendment procedure within the recommended timeframes.

Date: 16 June 2025



SDV

**Acting Assistant Director, Planning,
Transport & Public Protection**