

**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 Jonathan Walton
7 Priory Copse,
Peppard Common,
Henley on Thames,
Oxfordshire,
RG9 5LH

Application No: PL/25/1051
Application type: Non-Material Amendment

Applicant: Mr Kevin Soobadoo

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 Following a Grant of Planning Permission PL/19/1043 to Remove Condition 11 (Interim BREEAM) and Vary the wording of Condition 12 (Final BREEAM)

At: 43 LONDON STREET, READING, RG1 4PS

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: 15 August 2025



SDV

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

Application At: 43 LONDON STREET, READING, RG1 4PS

Application No: PL/25/1051

Application type: Non-Material Amendment

CONDITIONS & REASONS

Condition 11 – Deleted

Replacement Condition 12

12. The development hereby approved shall not be first occupied until a final sustainability report, based on the BREEAM predictive assessment Technical Note prepared by Envision Ref. ESL 25-0733 dated and received 23rd July 2025 has been submitted to and approved in writing by the Local Planning Authority demonstrating that the community use element (Class D1) has incorporated measures which have achieved at least the equivalent to a 'Very Good' BREEAM rating.

REASON: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

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 191043 granted 16/06/20 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 agreed timeframes.

Date: 15 August 2025



SDV

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