

**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: Miss Bhamini Patgiri
The Blade,
Abbey Square,
Reading,
RG1 3BE

Application No: PL/25/1568
Application type: Non-Material Amendment

Applicant: c/o of 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: Application for a Non-Material Amendment Following a Grant of Planning Permission PL/25/0759 in relation to the approved main entrance and canopy

At: CROWNE PLAZA READING, RICHFIELD AVENUE, READING, RG1 8BD

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: 17 December 2025



EH

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

Application At: CROWNE PLAZA READING, RICHFIELD AVENUE, READING, RG1 8BD

Application No: PL/25/1568

Application type: Non-Material Amendment

CONDITIONS & REASONS

1. *Approved Plans*
The plans hereby approved by this Non-Material Amendment (under Section 96A of the Town and Country Planning Act 1990) are as follows:

8425-LRW-ZZ-ZZ-DR-A-00-110_P11_Proposed Site Plan (Studio Extension Application) dated 09.04.25
8425-LRW-ZZ-ZZ-DR-A-00-213_P03_Existing and Proposed South Elevation (Studio Extension Application) dated 09.04.25
8425-LRW-ZZ-ZZ-DR-A-00-218_P02_Existing and Proposed West Elevation (Colour) dated 15.10.25
8425-LRW-ZZ-ZZ-DR-A-00-116_P04_Proposed Roof Plan (Studio Extension Application) dated 30.04.25
8425-LRW-ZZ-ZZ-DR-A-00-217_P03_Existing and Proposed East Elevation (Colour) dated 15.10.25
8425-LRW-ZZ-ZZ-DR-A-00-215_P03_Existing and Proposed West Elevation (Studio Extension Application) dated 09.04.25
8425-LRW-ZZ-ZZ-DR-A-00-216_P03_Existing and Proposed South Elevation (Colour) dated 15.10.25
8425-LRW-ZZ-00-DR-A-00-111_P04_Proposed Ground Floor Plan (Studio Extension Application) dated 09.04.25
8425-LRW-ZZ-00-DR-A-00-119_P02_Proposed Ground Floor Plan (Colour) dated 15.10.25
8425-LRW-ZZ-ZZ-DR-A-00-214_P04_Existing and Proposed East Elevation (Studio Extension Application) dated 09.04.25
8425-LRW-ZZ-RF-DR-A-00-123_P02_Proposed Roof Plan (Colour) dated 15.10.25
8425-LRW-ZZ-RF-DR-A-00-121_P02_Proposed Site Plan (Colour) dated 15.10.25
Received 3rd November 2025

Arboricultural Method Statement Rev B prepared by viewpoint associates llp dated 22/07/2025
Existing Trees to be retained or removed & TPP Rev B 1610a-05 prepared by Viewpoint Associates LLP dated 08/05/2025
Proposed Extension Concept Structural P01 4333-ST-S-SK004-5 dated 27/06/2025

Date: 17 December 2025



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Transport & Public Protection**

Proposed Extension Concept Structural P04 4333-ST-S-SK004-4 dated 27/06/2025
Proposed Extension Concept Structural P04 4333-ST-S-SK004-3 dated 27/06/2025
Proposed Extension Concept Structural P04 4333-ST-S-SK004-2 dated 27/06/2025
Proposed Extension Concept Structural P04 4333-ST-S-SK004-1 dated 27/06/2025
Proposed car park plan studio extension P01 8425-LRW-ZZ-ZZ-DR-A-00-126 dated 17/07/2025

Received 24th July 2025

8425-LRW-ZZ-ZZ-DR-A-00-107_P04 Site Location Plan

Received 1st May 2025

Reason: To clarify which plans are approved by this Non-Material Amendment.

2. Tree-protective measures, including fencing, ground protection, supervision, working procedures and foundations specifications shall be carried out in accordance with Arboricultural Method Statement Rev B dated 22/07/2025, including 'Existing trees to be retained or removed & TPP' plans and PROPOSED EXTENSION CONCEPT 4333-ST-SSK004-1 P04, PROPOSED EXTENSION CONCEPT 4333-ST-S-SK004-2 P04, PROPOSED EXTENSION CONCEPT 4333-ST-S-SK004-3 P04, PROPOSED EXTENSION CONCEPT 4333-ST-S-SK004-4 P04 and PROPOSED EXTENSION CONCEPT 4333-ST-S-SK004-5 P01 at all times.

Reason: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 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 PL/25/0759 granted 01/08/2025 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.

Date: 17 December 2025



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