

**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: Mrs Gemma Beazley
The Courtyard Edinburgh Road,
Reading,
RG30 2UA

Application No: PL/26/0324
Application type: Non-Material Amendment

Applicant: Woodside (Reading) Ltd

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/22/0244 - to amend trigger points of conditions to allow for commencement of construction of bin store building and service trench

At: 75-77 LONDON STREET, READING

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

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Application At: 75-77 LONDON STREET, READING

Application No: PL/26/0324

Application type: Non-Material Amendment

CONDITIONS & REASONS

Replacement Condition 2

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

Location Plan 9018

Part 1 Listed Building Proposal Existing and Proposed Plan and Elevation 9018 Rev G

Balcony Plan and Detail Proposal 9018 Rev G

Site Massing Section 9018 Rev G

Received 22nd February 2022

Landscape Proposals Plan L1

Received 3rd June 2022

Proposed Roof Plans 9107-107 Rev L

Proposed Flat First Floor Plans 9107-106 Rev L

Proposed Flat Ground Floor Plans 9107-105 Rev K

Received 6th July 2022

Window and Door Detail 9107-111 Rev

Proposed Elevations 9107-108 Rev K

Received 11th July 2022

Proposed Bin Store Drawing No.9018-BIN

Site Plan Rev H Drawing No.9018

Received 10th March 2026

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.

Replacement Condition 3

No development hereby permitted shall commence on site except for works shown on drawing Proposed Bin Store Drawing No.9018-BIN dated and received 10/3/2026 until details (including physical samples and manufacturer details) of all materials (including brick, roof

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slate, glazing, window frames/cills/surrounds, doors, guttering and downpipes) to be used in the construction of the external surfaces of the development, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in full accordance with the approved details.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of the character of the listed building, visual amenity of the area and ensuring the new development responds positively to the local context and character in accordance with Policies CC7, EN1, EN3 and EN6 of the Reading Borough Local Plan 2019.

Replacement Condition 4

No development hereby permitted shall commence on site except for works shown on drawing Proposed Bin Store Drawing No.9018-BIN dated and received 10/3/2026 until a detailed schedule of internal and external repair works specifying materials and techniques has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out except in accordance with the approved detailed schedule at any time.

REASON: In the interests of safeguarding the special architectural and historic interest of the building and the wider conservation area, in accordance with Policies EN1, EN3 and EN6 of the Reading Borough Local Plan 2019.

Replacement Condition 6

No development hereby permitted shall commence on site except for works shown on drawing Proposed Bin Store Drawing No.9018-BIN dated and received 10/3/2026 until a detailed survey and assessment of the existing historic masonry behind the rendered section of the existing rear elevation at first floor level have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out except in full accordance with the approved details at all times.

REASON: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policies EN1 and EN6 of the Reading Borough Local Plan 2019.

Replacement Condition 7

No development hereby permitted shall commence on site except for works shown on drawing Proposed Bin Store Drawing No.9018-BIN dated and received 10/3/2026 until a

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comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a. Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;
- b. Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);
- c. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
- d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;
- e. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points, tree pit specifications; The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

Replacement Condition 9

No development shall hereby permitted commence on site except for works shown on drawing Proposed Bin Store Drawing No.9018-BIN dated and received 10/3/2026 until a Landscaping and Plant Management Plan to include a timetable for its implementation has been submitted to and approved in writing by the Local Planning Authority. The Landscaping and Plant Management Plan shall thereafter be carried out as approved.

REASON: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

Replacement Condition 10

No development hereby permitted shall commence on site except for works shown on drawing Proposed Bin Store Drawing No.9018-BIN dated and received 10/3/2026 until details

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of biodiversity enhancements, to include a minimum of eight swift bricks built into the walls of the new buildings have been submitted and approved in writing by the council. The bricks shall thereafter be installed in accordance with the plans prior to first occupation.

REASON: To ensure biodiversity improvements in and around the development in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

Replacement Condition 11

No development hereby permitted shall commence on site except for works shown on drawing Proposed Bin Store Drawing No.9018-BIN dated and received 10/3/2026 until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014 and designed to mitigate the LMAX value stated in the approved assessment. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded.

Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

REASON: These details are required due to insufficient information being contained within this submission and in order to safeguard the amenity of occupants in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Replacement Condition 12

No development shall commence on site, including any works of demolition, except for works shown on drawing Proposed Bin Store Drawing No.9018-BIN dated and received 10/3/2026 until a site specific Demolition and Construction Method Statement has been submitted to

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and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during demolition or construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the works.
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority. REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

Replacement Condition 13

No development hereby permitted shall commence on site except for works shown on drawing Proposed Bin Store Drawing No.9018-BIN dated and received 10/3/2026 until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- i. a timetable for its implementation, and
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker,

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or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

REASON: These details are required due to insufficient information being contained within this submission and in order to reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

Replacement 18

No development hereby permitted shall commence on site except for works shown on drawing Proposed Bin Store Drawing No.9018-BIN dated and received 10/3/2026 until a plan showing how cycle parking spaces can satisfactorily be provided on site is submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

REASON: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

Replacement Condition 22

No development hereby permitted shall commence on site except for works shown on drawing Proposed Bin Store Drawing No.9018-BIN dated and received 10/3/2026 until a Site Security Strategy has been submitted to and approved in writing by Local Planning Authority. The approved measures contained within the Site Security Strategy shall be implemented prior to the first occupation of the development hereby approved and permanently retained and maintained thereafter.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC7 and EN16 of the Reading Borough Local Plan 2019.

Replacement Condition 23

No development hereby permitted shall commence on site except for works shown on drawing Proposed Bin Store Drawing No.9018-BIN dated and received 10/3/2026 until the applicant or their agents or successors in title have secured the implementation of a phased scheme of archaeological works (which may comprise more than one phase of works) in accordance with a written scheme of investigation which shall have been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

REASON: To ensure that any archaeological remains within the site are adequately investigated and recorded in accordance with Policy EN2 of the Reading Borough Local Plan 2019.

Replacement Condition 24

No development hereby permitted shall commence on site except for works shown on drawing Proposed Bin Store Drawing No.9018-BIN dated and received 10/3/2026 until a copy

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of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and approved in writing by the Local Planning Authority. REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

Replacement Condition 26

No development hereby permitted shall commence on site except for works shown on drawing Proposed Bin Store Drawings Drawing No.9018-BIN dated and received 10/3/2026 until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings hereby permitted will achieve a minimum of a 35% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition), a commitment in writing that a S106 contribution will be made to the Local Authority to account for any remaining emissions, and will be built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of a 'Design Stage' Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor.

REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.amended to : "u1 - and built to the higher water efficiency standard under Regulation 36(3).

Replacement Condition 28

No development hereby permitted shall commence on site including demolition and any preparatory works except for works shown on drawing Proposed Bin Store Drawing No.9018-BIN dated and received 10/3/2026 until an assessment of the nature and extent of contamination has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess

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any contamination on the site, whether or not it originates on the site. Moreover, it must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

Replacement Condition 29

No development hereby permitted shall commence on site including demolition and any preparatory works except for works shown on drawing Proposed Bin Store Drawing No.9018-BIN dated and received 10/3/2026 until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading 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 220244 granted 02/05/2023 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.

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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 this application under the non-material amendment procedure within the agreed time frames.

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