

**Date April 2026**

**Ref. 9436**

## **Non-Material Amendment Statement**

**Application Ref: PL/25/1212**

**Site: 58 Kings Road, Reading, RG1 3AA**

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### **1. Introduction**

This statement has been prepared in support of an application seeking a non-material amendment to prior approval ref. PL/25/1212, which granted consent for the change of use of the upper floors from Class E to Class C3 residential use at 58 Kings Road, Reading.

The proposed amendment relates solely to a minor internal adjustment to the approved layout and does not alter the nature or extent of the approved development.

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### **2. Description of the Amendment**

The amendment is limited to the repositioning of the internal staircase within the building. This adjustment has been made to improve internal circulation and to better align with the wider building arrangement. The approved residential layout otherwise remains unchanged. The arrangement of kitchens, living areas and bedrooms is retained, and there is no change to the number, size or type of residential units.

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### **3. Assessment of non-materiality**

The proposed amendment is confined to a minor internal change and does not alter the scale, extent or form of the development.

It does not result in any change to the overall layout strategy or residential accommodation and does not give rise to any new or different impacts when compared to the approved scheme.

#### **4. Prior Approval Considerations**

The amendment does not affect the matters assessed under the prior approval process. In particular, there is no change to transport impacts, noise considerations, internal daylight, contamination or flood risk.

The development therefore remains compliant with the requirements of Class MA.

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#### **5. External Appearance**

No external alterations are proposed, and the external appearance of the building remains as approved.

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#### **6. Relationship with Other Consents**

The proposed amendment aligns with the wider approved development of the site under planning permission ref. 231334. A separate Non-Material Amendment application has been submitted in respect of that permission to address minor amendments to the approved scheme. Both applications are being progressed alongside one another to ensure consistency in the internal arrangement of the building and to enable the scheme to be implemented as a coordinated whole.

The intention is to carry out the development comprehensively in accordance with the approved permissions and associated amendments.

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#### **7. Conclusion**

The proposed amendment is minor in nature and limited to an internal adjustment which does not materially affect the approved development or the matters considered under the prior approval process.

The amendment is therefore considered to be non-material, and approval is respectfully sought.

Chris Keen MRICS MCABE

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