

**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**

Applicant: Mrs Eva Erjavec

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 amendments to permission PL/23/1673 (granted on 27/03/2024) to amend the wording of condition 14 (compliance condition in relation to the drainage strategy) by altering the approved drainage strategy.

At: 55, Vastern Road, Reading, RG1 8BU

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: 16/07/2026



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

Application At: 55, Vastern Road, Reading, RG1 8BU

Application No: PL/26/0719

Application type: Non-Material Amendment

CONDITIONS & REASONS

REPLACEMENT CONDITION 14

Prior to the first occupation of any residential unit within the relevant building ((a) Block A - The Railway Warehouse; (b) Block B - The Goods Warehouse; (c) Block C - The Goods Office; (d) Block D – The Generator / The Turbine Hall;) (e) Block E – Christchurch Wharf; f) Block F - The Coal Drop Building; (g) Block G) of the development hereby permitted, the sustainable drainage scheme for the site shall be completed in accordance with the submitted and approved details within the Drainage Strategy Addendum by Stuart Michael Associates Limited Ref: 0453-STU05-XX-XX-RP-C-655-002 Issue 03, dated 09/02/2026, as received 01/06/2026. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed Drainage Maintenance and Management Plan by Stuart Michael Associates Limited Ref 0453-STU05-XX-XX-RP-C-655-003 Issue 02 dated and received 14/07/2026.

Reason: To reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. This permission relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of the section 73 permission granted on 27/03/2024 under reference number PL/23/1673 and the substantive planning permission, as allowed on appeal on 17/03/2022 under reference number PL/20/0188 / APP/E0345/W/21/3276463, and is bound by all the conditions and obligations attached to that allowed on appeal permission. That permission still stands and this notice (and any other notices issued under section 96a for this development – e.g. PL/23/0150 as agreed on 02/03/2023 and PL/24/0872 as agreed on 06/09/2024) 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 section 73 permission and the substantive allowed on appeal 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 extended timeframes.

Date: 16/07/2026



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**Acting Director, Planning, Transport &
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