

**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 Luke McBratney
22 Braydon Road
London
N16 6QB

Application No: PL/26/0809
Application type: Non-Material Amendment

Applicant: Kyverlet Estates 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/23/1535 (Change of Use of the third floor from office space to residential, the creation of two 3-bed flats and the removal of existing modern partitions and the addition of new partitions) to vary the wording of condition 4 and 5.

At: Second Floor, 81 London Street, Reading, RG1 4QA

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: 24 July 2026



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

Application At: Second Floor, 81 London Street, Reading, RG1 4QA

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CONDITIONS & REASONS

REPLACEMENT CONDITION 4

Condition 4 deleted

REPLACEMENT CONDITION 5

Prior to first occupation of the development hereby approved, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate, being the 'Energy Report Limited', BREEAM Pre-Assessment Report, Ref: J03978 Rev 0, dated 17th June 2026.

REASON: 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.

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 full planning permission granted on 5/11/2025 under reference number PL/23/1535, and is bound by all the conditions and obligations 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 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.

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4. Notwithstanding the BREEAM per-assessment indicator, should any works that are not already described and permitted by the separate listed building consent application (PL/23/1536), further listed building consents would be required.

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