

**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: SH Reading Master LLP
c/o Mr Kurt Gagen
DP9 Limited,
100 Pall Mall,
London,
SW1Y 5NQ

Application No: PL/25/0446
Application type: Non-Material Amendment

Applicant: SH Reading Master LLP

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: Amendments to details relating to Conditions 2 (approved drawings); 15 (reception area layout); 22 (parking spaces layout and timetable); 24 (vehicle accesses); 26 (EV charging) and 31 (BREEAM) of planning permission ref 192032.

At: Station Hill North, Reading, RG1 1NB

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: 10 April 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

Application At: Station Hill North, Reading, RG1 1NB

Application No: PL/25/0446

Application type: Non-Material Amendment

CONDITIONS & REASONS

The following details are **approved** as non-material amendments to permission 192032:

Ground Floor Layout

Drawing **SHRN-GEN - BG - 00 - PL - A – 1110 rev.P03 dated 8 April 2025** which includes layout and partitioning of ground floor and reception area layout pursuant to Conditions 2 and 15.

For the avoidance of doubt this does not change the requirements of Condition 4 which requires that a minimum of 1,214 sqm (GEA) retail and leisure uses shall be provided at Ground and Lower-ground floor level of the building on Plot G within Phase 2.

Car Park Drawings Pack

Under title “Final As-Built Plans”

SHRN-GEN - PN - P2 - DR - A-1988 Rev. C04 dated 7 October 2024 (annotated)

SHRN-GEN - PN - P1 - DR - A-1989 Rev. C05 dated 7 October 2024 (annotated)

Under title “Final As-Built When Phase 3 Temp Car Park is Constructed”

SHRN-GEN - PN - P2 - DR - A-1988 Rev. C04 dated 7 October 2024 (annotated)

SHRN-GEN - PN - P1 - DR - A-1989 Rev. C05 dated 7 October 2024

Under title “Future Provision When Phase 3 Temp Car Park is Removed”

SHRN-GEN - PN - P2 - DR - A-1988 Rev. C04 dated 7 October 2024 (annotated)

SHRN-GEN - PN - P1 - DR - A-1989 Rev. C05 dated 7 October 2024

Under title “EV Charging Bays Final Locations & Count

SHRN-GEN - PN - P2 - DR - A-1988 Rev. C04 dated 7 October 2024 (annotated)

SHRN-GEN - PN - P1 - DR - A-1989 Rev. C05 dated 7 October 2024 (annotated)

Which includes layout changes pursuant to Conditions 2, 22 and 24; Future phasing and timetable pursuant to Condition 22; and changes to EV charging layout pursuant to Condition 26.

Condition 26 is **amended** as follows:

“26. No part of the Plot G building within Phase 2 shall be first occupied until electric charging facilities have been fully provided in accordance with the details shown on approved drawings SHRN-GEN-PN-P2-DR-A-1988 REV C04 and SHRN-GEN-PN-P1-DR-

Date: 10 April 2025



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A-1989 REV C05. The facilities shall be maintained for vehicle charging in accordance with the approved details at all times thereafter.

Reason: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019. ”

BREEAM

Document ‘One Station Hill - retail. BREEAM tenant fit-out requirements’, by Hoare Lea Ref.

NOTE-5524525-5A-CB-20250210-Retail tenant BREEAM note-Rev02.docx is **approved** as a non-material amendment to Condition 31 in respect of retail units located at ground floor and lower ground floor of Plot G only.

Condition 31 is **amended** as follows:

“31. All office floorspace within the Plot G building within Phase 2 shall achieve a BREEAM Excellent (shell and core) rating. All other floorspace shall achieve the BREEAM Excellent (fit-out) minimum credits listed in Table 1 of document ref. ‘NOTE-5524525-5A-CB-20250210-Retail tenant BREEAM note-Rev02.docx’ dated 10 February 25. A copy of a Final Office BREEAM Certificate (in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor) shall be submitted to the Local Planning Authority for approval within six months of first occupation of the floorspace to which it relates. The certificate shall demonstrate that the development has attained the required BREEAM rating.

Reason. to ensure an acceptable standard of environmental sustainability in conjunction with other measures secured under this permission in accordance with Policies CC2, H5, CC3, CC4 of the Reading Local Plan 2019.”

INFORMATIVES

1. This notice relates only to the changes to the substantive planning permission 192032. It shall be read in the context of the substantive planning permission 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 approved planning permission.

Date: 10 April 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services