

**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 Jonathan Walton
Opus Works
Unit 7
Priory Copse
Peppard Common
Henley on Thames
RG9 5LH

Application No: PL/25/0857
Application type: Non-Material Amendment

Applicant: Woodrow, Norman Place (Reading) 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: Non-material amendments to permission PL/24/1725 (granted on 24/03/2025) to alter the wording of conditions 2 and 3 to show an updated car parking layout and the extent of site ownership.

At: 2 NORMAN PLACE, READING, RG1 8DA

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: 3rd July 2025



**Acting Assistant Director, Planning,
Transport & Public Protection** *J.P.M.*

Application At: 2 NORMAN PLACE, READING, RG1 8DA

Application No: PL/25/0857

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CONDITIONS & REASONS

1. REPLACEMENT CONDITION 2

The 3 (three) accessible parking spaces shown on approved plan A4012-ASA-XX-GF-DR-A-1100 Rev PL3 - Site Location Plan, as received on 02/07/2025 shall be kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times for the lifetime of this permission.

REASON: In order to ensure that the development is provided with adequate parking facilities to meet the needs of all users, in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

2. REPLACEMENT CONDITION 3

The public car park hereby approved shall include vehicle parking for a maximum of 55 vehicles at any one time, in accordance with the layout shown on approved plan A4012-ASA-XX-GF-DR-A-1100 Rev PL3 - Site Location Plan, as received on 02/07/2025

REASON: To adhere to the terms in which the application has been presented and assessed and to prevent the over occupation of the car park without the impacts having first been assessed by the Local Planning Authority, in accordance with Policies CC8, CC2, TR3 and TR5 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. This permission shall only be read in the context of planning permission PL/24/1725 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.
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: 3rd July 2025



**Acting Assistant Director, Planning,
Transport & Public Protection** *J.P.M.*

3. The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within the statutory timeframes.

4. In reaching this decision, the Local Planning Authority has taken into consideration the following information:

Information considered at the time of PL/24/1725 which still remains relevant:

- A4012-ASA-XX-GF-DR-A-1101 Rev PL1 – Existing Ground Floor Plan
- A4012-ASA-XX-GF-DR-A-1150 Rev PL1 – Proposed Block Plan

As all received on 24/12/2024

- Flood Risk Assessment (FRA) Letter Report 2 Norman Place – Proposed Car Park Change of Use Technical Note Ref TN003 by Stantec

- Letter by Opus Works Group Limited – Retrospective change of use of existing car park associated with former office use to public car park, 2 Norman Place, Reading, RG1 8DA dated 27/01/2025

- Norman Place Occupancy Data dated 01/10/2024 – 21/01/2025 (3 pages)

- Application form

- CIL form

As all received on 27/01/2025

- Email from Opus Works Group Limited '2 Norman Place - Car Park, ref: PL/24/1725', dated and received 05/02/2025

- Email from Opus Works Group Limited 'Re: FW: 2 Norman Place - Car Park, ref: PL/24/1725', dated and received 24/03/2025

Information submitted with this application:

- Application form, as received 10/06/2025

- A4012-ASA-XX-GF-DR-A-1100 Rev PL3 - Site Location Plan, as received on 02/07/2025

Accordingly, it is recognised that a blue line boundary has now been added to indicate additional owned land or property that is relevant to the application.

Date: 3rd July 2025



**Acting Assistant Director, Planning,
Transport & Public Protection** *J.P.M.*