

**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 James Guthrie,
21 Soho Square,
Soho,
London,
W1F 3QP

Application No: PL/25/0889
Application type: Non-Material Amendment

Applicant: JP Morgan and Graftongate

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: Minor amendment of condition 2 of planning permission PL/19/2054 for amendments to locations of parking spaces, cycle shelter, transformer and substation, and new cycle/pedestrian route and pv and other minor external works

At: Reading International Business Park, Land to the South of A33 Relief Road , Reading, RG2 6AA

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: 1st August 2025



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

Application At: Reading International Business Park, Land to the South of A33 Relief Road
Reading, RG2 6AA

Application No: PL/25/0889

Application type: Non-Material Amendment

CONDITIONS & REASONS

1. **Amended Condition 2:**

The plans hereby approved by this Non-Material Change (under Section 96A of the Town and Country Planning Act 1990) are as follows, as received 19th June 2025:

- Drawing no: 23545-UMC-S101-SI-DR-A-0200 Rev P01 – Location Plan
- Drawing no: 23545-UMC-S101-SI-DR-A-0201 Rev P02 – Proposed Site Layout
- Drawing no: 23545-UMC-S101-SI-DR-A-0202 Rev P01 – Proposed Site Layout – External Finishes
- Drawing no: 23545-UMC-0100-XX-DR-A-0211 Rev P01 – Unit 1 Elevations and Section
- Drawing no: 23545-UMC-0100-ZZ-DR-A-0210 Rev P01 – Unit 1 Building Plan
- Drawing no: 23545-UMC-0100-R1-DR-A-0212 Rev P01 – Unit 1 Roof Plan
- Drawing no: 23545-UMC-0200-R1-DR-A-0222 Rev P01 – Unit 2 Roof Plan
- Drawing no: 23545-UMC-0200-XX-DR-A-0221 rev P01 – Unit 2 – Elevation & Section
- Drawing no: 23545-UMC-0200-XX-DR-A-0223 Rev P01 – Unit 2 - Gatehouse Plan & Elevations
- Drawing no: 23545-UMC-0200-ZZ-DR-A-0220 Rev P01 – Unit 2 Building Plan
- Drawing no: 23545-UMC-0300-XX-DR-A-0232 Rev P01 - Unit 3 – Roof Plan
- Drawing no: 23545-UMC-0300-XX-DR-A-0231 Rev P01 - Unit 3 - Elevations and Section
- Drawing no: 23545-UMC-0300-ZZ-DR-A-0230 Rev P01 - Unit 3 – Building Plan
- Drawing no: 23545-UMC-0400-R1-DR-A-0242 Rev P01 - Unit 4-Roof Plan
- Drawing no: 23545-UMC-0400-XX-DR-A-0233 Rev P01 - Unit 4 – Elevations [& Section]
- Drawing no: 23545-UMC-0400-ZZ-DR-A-0240 Rev P01 - Unit 4 – Building Plan
- Drawing no: 23545-UMC-S101-S1-DR-A0203 Rev P01 – Site Sections AA & BB
- Drawing no: 23545-UMC-S101-S1-DR-A-0204 Rev P01 – Site Sections CC & DD
- Drawing no: 23545-UMC-S101-S1-DR-A-0250 Rev P01 – Typical Cycle Shelter
- Drawing no: 23545-UMC-SI01-SI-DR-A-0251 Rev P01 - Typical Bin Store and Transformer Enclosure

REASON: to clarify which plans are approved by this Non-Material Change

Date: 1st August 2025



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

INFORMATIVES

1. This notice relates only to the changes to condition 2 of the substantive planning permission (Ref: 192054). 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: 1st August 2025



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