

**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 Kurt Gagen
DP9 Ltd
100 Pall Mall
London

Application No: PL/25/1609
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: Application for a Non-Material Amendment Following a Grant of Planning Permission PL/19/2032 to facilitate amendments to Parameter Plans, Design Code, and Conditions: 54, 57, 58, 77, 86 & 97.

At: Phase 3, 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: 5 December 2025



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

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

Application No: PL/25/1609

Application type: Non-Material Amendment

CONDITIONS & REASONS

Condition 54 is amended as follows:

54. (i) The Phase 3 site to which this Outline planning permission relates shall be as identified on approved drawing SHRN-CRL-SW-ZZ-PL-A-0115-P01 dated 15 May 2020.

(ii) For the purposes of all conditions attached to this permission "Plots" shall be defined as shown on the approved Parameter plan SHP-GEN-ZZ-ZZ-D-A-000705 Rev P00 "07 Parameter Plans Phase 3: Outline Planning Permission Plots Scenario 2" dated 21 October 2025, received 10 November 2025.

OR

For the purposes of all conditions attached to this permission "Plots" shall be defined as shown on the approved Parameter plan SHRN - CRL - S3 - ZZ – PL - A - 0705 - P03, Plots, dated 22 September 2020.

(iii) No development (except demolition) on any Plot in Phase 3 shall be commenced until detailed plans/sections, elevations and other relevant supporting material have been submitted to and approved in writing by the Local Planning Authority for that Plot in respect of:

A. Means of Access for vehicles, cycles and pedestrians including details of the positioning and treatment of access and circulation routes and the position and layout of vehicle and cycle parking and servicing areas;

B. The Scale of buildings;

C. The Layout of buildings, routes and open spaces.

D. The Appearance of buildings including details in respect of architecture, materials, decoration, lighting, colour and texture;

E. Landscaping, to include:

i) details of hard and soft landscaping works, boundary treatment and or means of enclosure;

ii) details of planting in respect of trees, shrubs, ground area (including grasses), climbers and green wall systems.

iii) details (including colours) of materials to be used on paved areas and other hard surfaces and details of all external flooring materials, water features, and drainage;

iv) street furniture, signage, lighting;

v) any features of artwork;

F. The internal layout and Use of all buildings including residential amenity areas.

The development of Phase 3 shall not be carried out except in accordance with the detailed plans/sections, elevations and other relevant supporting material approved pursuant to this condition.

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G. No development permitted by approved Parameter plan SHRN - CRL - S3 - ZZ – PL - A - 0705 - P03, Plots, dated 22 September 2020 shall be carried out in conjunction with that permitted by approved Parameter plan SHP-GEN-ZZ-ZZ-D-A-000705 Rev P00 “07 Parameter Plans Phase 3:Outline Planning Permission Plots Scenario 2” dated 21 October 2025, received 10 November 2025 at any time.

Reason. To ensure a satisfactory form of development and in accordance with the provisions of Article 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as amended.

Condition 57 is amended as follows:

57. All applications for approval of Reserved Matters pursuant to this permission shall be in accordance with the following documents:

(a) Station Hill North Design Code Scenario 2 Hybrid Planning Application dated October 2025, as received by the LPA 10 November 2025;

OR

Station Hill North Design Code Hybrid Planning Application dated September 2020, received 23 September 2020

AND

(b) Parameter Plans as listed in Condition 58; and

(c) Shall be in general accordance with the submitted documents: ‘Design and Access Statement December 2019 as amended by Addendum to the Design & Access Statement June 2020 and Development Specification dated August 2020, subject to all other terms and conditions of this notice.

(d) No development in accordance with Station Hill North Design Code Hybrid Planning Application dated September 2020, received 23 September 2020 shall be carried out in conjunction with development in accordance with Station Hill North Design Code Scenario 2 Hybrid Planning Application dated October 2025, as received 10 November 2025.

Condition 58 is amended as follows:

58. The development permitted within the Phase 3 site shall not be carried out except in accordance with the following approved plans, the Reserved Matters approved under Condition 54; any other details as may be approved under the conditions of this planning permission, and conditions pursuant to the approval of the Reserved Matters:

EITHER

“Scenario 1 Plans” as follows:

SHRN – CRL – SW -ZZ – PL – A- 0105 – Rev P00 Site Location Plan dated 13 December 2020

SHRN – CRL – SW – ZZ – PL- A – 0115 Rev P01 Phasing Plan dated 15 May 2020

SHRN – CRL – SW – ZZ – PL – A- 1051 Rev P00 Demolition Plan dated 13 December 2019

SHRN – CRL – S3 – ZZ – PL- A – 0705 Rev P03 Parameter Plans - Plots, dated 22 September 2020;

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SHRN – CRL – S3 – ZZ – PL- A – 0710 Rev P03 Parameter Plan Public Realm Plaza and Plaza +1 levels, dated 22 September 2020;
SHRN – CRL – S3 – ZZ – PL- A – 0711 Rev P02 Parameter Plan Land Use and Minimum Distance Between Plots – Levels Plaza +2 and Above Mixed Use Scheme, dated 22 September 2020;
SHRN – CRL – S3 – ZZ – PL- A – 0712 Rev P02 Parameter Plan Land Use and Minimum Distance Between Plots – Levels Plaza +2 and Above All Commercial Scheme, dated 22 September 2020;
SHRN – CRL – S3 – ZZ – PL- A – 0715 Rev P03 Parameter Plan Vehicular Access and Servicing, dated 22 September 2020;
SHRN – CRL – S3 – ZZ – PL- A – 0720 Rev P03 Parameter Plan Land Use Street and Podium (Plaza Level), dated 22 September 2020;
SHRN – CRL – S3 – ZZ – PL- A – 0726 Rev P03 Parameter Plan Basement Parameter Section, dated 22 September 2020; and
44470/5502/TA/02 Revision C, dated 21 September 2020.

OR

“Scenario 2 Plans” as follows:

SHRN – CRL – SW -ZZ – PL – A- 0105 – Rev P00 Site Location Plan dated 13 December 2020
SHRN – CRL – SW – ZZ – PL- A – 0115 Rev P01 Phasing Plan dated 15 May 2020
SHRN – CRL – SW – ZZ – PL – A- 1051 Rev P00 Demolition Plan dated 13 December 2019

SHP-GEN-ZZ-ZZ-D-A-000705 Rev P00 “07 Parameter Plans Phase 3: Outline Planning Permission Plots Scenario 2” dated 21 October 2025

SHP3-GEN-ZZ-ZZ-D-A-000710 Rev. P00 “07 Parameter Plans Phase 3: Outline Planning Application Public Realm and Pedestrian Access – Plaza – Scenario 2, dated 21 October 2025

SHP3-GEN-ZZ-ZZ-D-A-00711 Rev P00 “07 Parameter Plans Phase 3: Outline Planning Application Land Use and Minimum Dist. Between Plots Plaza +2 and Above Mixed Use Scheme – Scenario 2 dated 21 October 2025

SHP-GEN-ZZ-ZZ-D-A-000712 Rev. P00 “07 Parameter Plans Phase 3: Outline Planning Application Land Use and Minimum Dist. Between Plots Plaza +2 and Above All Commercial Scheme- Scenario 2, dated 21 October 2025

SHP-GEN-ZZ-ZZ-D-A-000715 Rev P00 “07 Parameter Plans Phase 3: Outline Planning Application Vehicular Access and Servicing – Scenario 2, dated 21 October 2025

SHP-GEN-ZZ-ZZ-D-A-000720 Rev P00 “07 Parameter Plans Phase 3: Outline Planning Application Land Uses Street and Podium (Plaza Level) Scenario 2, dated 21 October 2025

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SHP3-GEN-ZZ-ZZ-D-A-000726 Rev P00 "07 Parameter Plans Phase 3: Outline Planning Application Basement Parameter Section Scenario 2 dated 21 October 2025

44470/5502/TA/02 Revision C, dated 21 September 2020.

No part of the development set out in the Scenario 1 Plans as listed above shall be carried out in conjunction with any part of the development set out in the Scenario 2 Plans as listed above at any time.

Reason. to clarify which plans are approved and in the interests the character and appearance of the area, the setting of heritage assets and the appearance, amenity, design and proper functioning of the development in accordance with Policies CC1, EN1, EN5, CC7, CC8, H5, H10, TR1, CR1, CR2, CR3, CR6, CR10 and CR11 of the Reading Borough Local Plan 2019.

Condition 77 is amended as follows:

77. The details submitted pursuant to the Layout, Scale and Appearance Reserved Matters in respect of Plots A and B within Phase 3 shall include a 2 metre deep 'shoulder' set-back to all floors of the building(s) above 84m AOD (to the nearest complete floor below 84m AOD) within the western façade fronting Greyfriars Road **except** where those floors already exceed 7 metres distance from the existing highway kerb line **AND/OR except** where the development is carried out fully in accordance with Station Hill North Design Code Scenario 2 Hybrid Planning Application dated October 2025, as received 10 November 2025.

Reason. To reduce the visual dominance of the buildings within the townscape and the impact on the amenity of neighbouring dwellings in accordance with Policies CC7, CR10 and CR11 of the Reading Borough Local Plan 2019.

Condition 86 is amended as follows:

86. Details of a wheeling ramp to assist in cycles being wheeled up and down the public steps, between the Phase 3 public realm and Greyfriars Road in respect of the Scenario 1 Plans as set out in Condition 58 above, **OR** between the Phase 3 public realm and Garrard Street in respect of the Scenario 2 Plans as set out in Condition 58 above, shall be submitted for approval concurrently with submission of details pursuant to the Landscaping Reserved Matters. The ramp shall be provided in accordance with the approved details prior to first occupation of any part of Phase 3, or in accordance with a timetable that shall have been agreed in writing by the LPA prior to first occupation of any part of Phase 3. The ramp shall be retained and maintained as such at all times thereafter.

Reason. to ensure appropriate permeability for cycles through the site in accordance with Policies TR1, TR4, CR2 and CR11 of the Reading Borough Local Plan 2019.

Condition 97 is amended as follows:

97. (i) All office floorspace within Phase 3 shall achieve a BREEAM Excellent (shell and core) rating. A copy of a Final BREEAM Certificate(s) for that floorspace (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

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months of first occupation of the floorspace to which it relates. The certificate shall demonstrate that the development has attained the required BREEAM rating.

(ii) All other non-residential floorspace shall achieve the BREEAM (fit-out) minimum credits listed in Table 1 of document ref. "Sustainability Phase 3 Station Hill October 2025", received 10 November 2025 . 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 decision relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of planning permission 192032 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.

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