

DELEGATED APPLICATION REPORT

Ward: Whitley Ward

App Ref: PL/25/1529 Non-Material Amendment

Address: Reading International Business Park

Applicant: JP Morgan and Graftongate

Proposal: Application under S96A of the Town and Country Planning Act 1990 (as amended) for a Non-Material Amendment to PL/19/2054. Including changes to car park, bin store relocation and changes to access points for Unit 1 (amended).

Received date: 24/10/2025

Target Decision date: 5/12/2025 (Ext)

Case Officer: Alison Amoah

Proposal: The proposal is to amend condition 2, the approved plans condition, to amend plans with respect to the following:

Unit 1

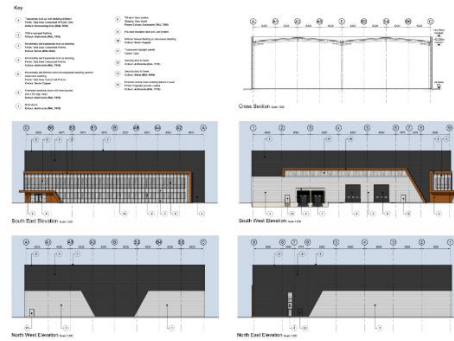
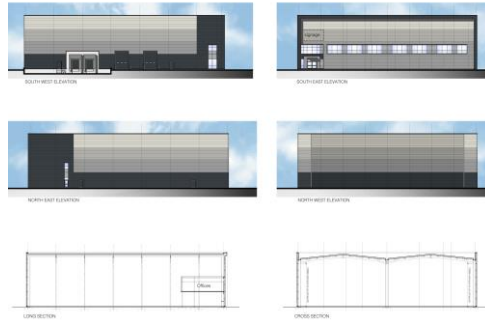
- Car park modifications including space sizes increased to 2.5m x 5m and one parking space relocated to the yard area adjacent to the existing three spaces.
- Two dock doors and associated retaining walls omitted and one level access door (4.2m x 5m) introduced.
- A new glazed sliding door incorporated along the eastern elevation and an additional fire escape door added to the northern elevation.
- Redistribution of level access doors along the southern elevation.
- Feature canopy introduced.
- Bin store relocated and increased in size

These are further to amendments agreed under PL/25/0889 and PL/25/1450.

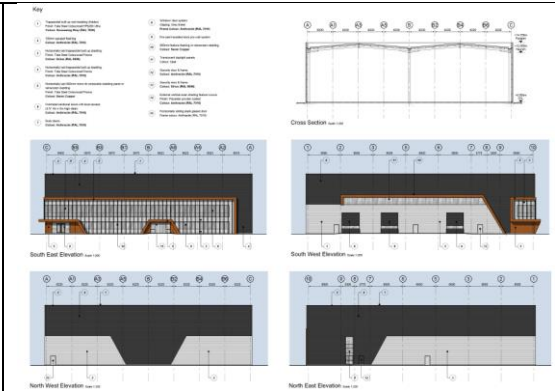
The applicant has advised that the reasons for the proposed alterations are to incorporate end-user specific requirements.

APPROVED PLAN UNDER 192054/FUL	AMENDED PLANS UNDER 250889/NMA Site Layout	AMENDED PLANS UNDER 23/1450/NMA	PROPOSED PLANS UNDER 25/1529/NMA
			
No original plan	Site Layout – External Finishes 		

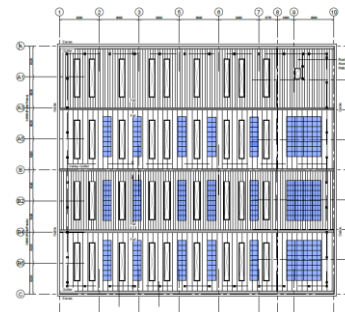
Unit 1 Elevations and Sections



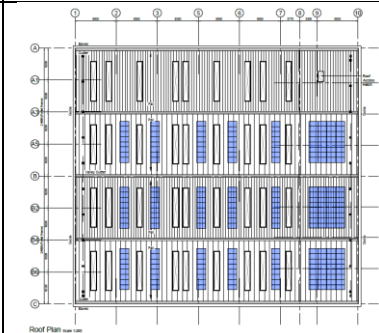
No amendment



Unit 1 Roof Plan



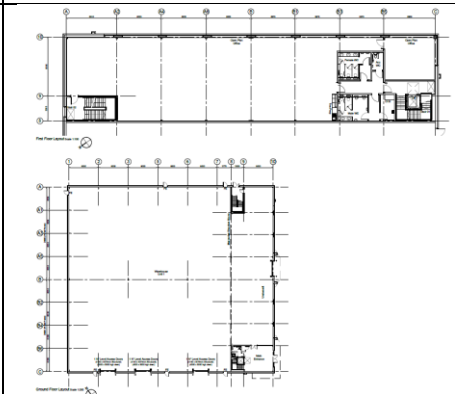
No amendment



Unit 1 Building Plan



No amendment



Approved Plan under 192054	Approved under PL/25/0889/NMA	Approved under PL/25/1450/NMA	Proposed under PL/25/1529/NMA
Site Layout Plan - Drawing no: 6204-103 Rev C, received 18th November 2020	Drawing no: 23545-UMC-SI01-SI-DR-A-0201 Rev P02 – Proposed Site Layout	Drawing no: 23545-UMC-SI01-SI-DR-A-0201 Rev P06 – Proposed Site Layout	Drawing no: 23545-UMC-SI01-SI-DR-A-0201 Rev P07 – Proposed Site Layout, received 5 th December 2025
-	Drawing no: 23545-UMC-S101-SI-DR-A-0202 Rev P01 – Proposed Site Layout – External Finishes	Drawing no: 23545-UMC-S101-SI-DR-A-0202 Rev P05 – Proposed Site Layout – External Finishes	Drawing no: 23545-UMC-S101-SI-DR-A-0202 Rev P06 – Proposed Site Layout – External Finishes, received 5 th December 2025
Unit 1 Elevations and Sections – Drawing no: 6204-107, received 26th June 2020	Drawing no: 23545-UMC-0100-XX-DR-A-0211 Rev P01 – Unit 1 Elevations and Section, received 19 th June 2025	No amendment	Drawing no: 23545-UMC-0100-XX-DR-A-0211 Rev P02 - Unit 1- Elevations & Sections, received 24 th October 2025
Unit 1 Roof Plan – Drawing no: 6204-106, received 26th June 2020	Drawing no: 23545-UMC-0100-R1-DR-A-0212 Rev P01 – Unit 1 Roof Plan, received 19 th June 2025	No amendment	Drawing no: 23545-UMC-0100-R1-DR-A-0212 Rev P02 - Unit 1 – Roof Plan, received 24 th October 2025
Unit 1 Building Plan – Drawing no: 6204-105, received 26th June 2020	Drawing no: 23545-UMC-0100-ZZ-DR-A-0210 Rev P01 – Unit 1 Building Plan, received 19 th June 2025	No amendment	Drawing no: 23545-UMC-0100-R1-DR-A-0210 Rev P02 - Unit 1 – Building Plan, received 24 th October 2025

Objections Received (Summary):

Applications under S96A are not applications for planning permission, so are not covered by the publicity requirements as set out in the DMPO. However, Transport were consulted and raised no objection.

Relevant Planning History:

192054/FUL - Redevelopment to provide 15,080 sqm (GEA) of class B1(c), B2 or B8 floor space in four buildings, with associated external yards, car and cycle parking, landscaping, and all related and ancillary works (amended) - Approved 14/4/2021

210859/NMA - Non-Material Amendment to application 192054 to amend the wording of Condition 18 to allow for the Interim BREEAM Certificate to be submitted to and approved by the local planning authority no later than 6 months after commencement of development – Agreed 26/7/2021

211313/APPCON - Application for approval of details reserved by condition 7 (Trees) of application 192054 – Agreed 4/2/2022

220496/NMA - Non-Material Amendment to amend the wording of Condition 9 of planning permission 192054, to provide for the additional word 'target' minimum 8-metre wide buffer zone – Agreed 9/9/2022

212085/APPCON - Application for approval of details reserved by condition 9 of application 192054 – Agreed 21/11/2022

210704/APPCON - Application for approval of details reserved by conditions 3, 4, 5, 12, 14, 15, 16, 21, 31, 32, 33 and part discharge (construction period) of condition 34 of application 192054 – Agreed 1/12/2022

PL/25/0889/NMA - 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 – Agreed 1/8/2025 – *(related to Units 1, 2, 3, and 4)*

PL/25/1450/NMA - Non-material amendment of condition 2 of planning permission PL/19/2054 including amendments to car parks, transformer locations, minor external alterations and yards (amended) – Agreed 11/11/25 – *(related to Units 2 and 4)*

Appraisal:

The proposed changes, detailed above, are minor in nature within the overall scale of the scheme and are changes resulting from the detailed design stage, mostly responding to user requirements. The amendments to level access, parking, and dock doors would improve function and access without affecting the overall parking provision. There would be minor changes to the elevation as a result of amended and additional door types and an additional canopy, which would support flexibility of operation. Changes to the bin storage would ensure adequate capacity and convenient servicing. Within the context of the overall scheme are considered non-material and suitable within the character and context of the immediate commercial/ industrial area. It is not considered that there would be any material effect on the original permission or the remaining conditions.

Conclusion:

The changes as proposed are considered to be acceptable non-material alterations to the approved scheme.

Recommendation:

Approve non-material amendment subject to conditions. Although Section 96(A) of the Act does not allow for the original decision to be re-issued, it does allow the modification of, or imposition of, conditions. In this respect it is considered appropriate to impose an additional condition:

Condition

Amended Condition 2:

1. The plans hereby approved by this Non-Material Change (under Section 96A of the Town and Country Planning Act 1990) are as follows:

- Drawing no: 23545-UMC-SI01-SI-DR-A-0201 Rev P07 – Proposed Site Layout, received 5th December 2025
- Drawing no: 23545-UMC-S101-SI-DR-A-0202 Rev P06 – Proposed Site Layout – External Finishes, received 5th December 2025
- Drawing no: 23545-UMC-0100-XX-DR-A-0211 Rev P02 - Unit 1- Elevations & Sections, received 24th October 2025
- Drawing no: 23545-UMC-0100-R1-DR-A-0212 Rev P02 - Unit 1 – Roof Plan, received 24th October 2025
- Drawing no: 23545-UMC-0100-R1-DR-A-0210 Rev P02 - Unit 1 – Building Plan, received 24th October 2025

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

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 a material change to the approved planning permission.