

**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 Robert Grosvenor
102 Petty France,
London,
SW1H 9AJ

Application No: PL/25/1446
Application type: Non-Material Amendment

Applicant: The Secretary of State for Justice c/o Monica Limbu

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/23/1190 To request that the wording on Condition 13 (BREEAM) is adjusted to post occupation

At: 20-30 KINGS ROAD, READING, RG1 3EX

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: 16 December 2025



EH

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

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CONDITIONS & REASONS

1. Prior to first occupation of the development hereby approved, a copy of the Interim BREEAM Certificate shall have been submitted to and approved in writing by the Local Planning Authority, demonstrating that the building is capable of achieving a minimum a 55% 'Very Good' rating. Within 6 months of the interim BREEM Certificate being approved, the Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor shall have been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum a 55% 'Very Good' rating.

REASON: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CC2 of the Reading Borough 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 PL/23/1190 granted 26/4/2024 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.
3. The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within the agreed timeframes.

Date: 16 December 2025



EH

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