

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION TO VARY/REMOVE CONDITION UNDER SECTION 73 OF THE
TOWN AND COUNTRY PLANNING ACT 1990**

To: Mrs Gemma Beazley
Keen Partnership
The Courtyard Edinburgh Road,
Reading,
RG30 2UA

Application No: PL/25/1543
Application type: Removal/variation of
conditions

Applicant: Sykes Capital Ltd

Decision: The Local Planning Authority **Declines to Determine** this application for Removal/variation of conditions as described below.

Proposal: Variation of condition 2 (approved plans) of permission PL/23/0201 (dated 23-08-24)- Replacement of existing storage building. Changes as set out in accompanying planning statement.

At: 2 Gloucester Road, Reading RG30 2TH

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 23 January 2026



SDV

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

Application At: 2 Gloucester Road, Reading RG30 2TH

Application No: PL/25/1543

Application type: Removal/variation of conditions

REASONS

1. The building in situ is subject of a s172 enforcement notice dated 17 September 2025 which requires the dismantling of the building and its removal from the land at points (iii) and (iv) of the notice. The Local Planning Authority declines to determine this application pursuant to s70C(1) and (2) of the Act 1990 (as amended) on this basis.

INFORMATIVES

1. The application has been assessed based on the following submitted information:
Drawing Numbers.
9212-104- Floor Plans
9212-105- Roof Plan
9212-106- Elevations
Other information:
Planning Statement
Received 28 October 2025 by the LPA
2. S 70C of the TCPA 1990 provides that *(1) A local planning authority in England may decline to determine an application for planning permission for the development of any land if granting planning permission for the development would involve granting, whether in relation to the whole or any part of the land to which a pre-existing enforcement notice relates, planning permission in respect of the whole or any part of the matters specified in the enforcement notice as constituting a breach of planning control.*
(2) For the purposes of the operation of this section in relation to any particular application for planning permission, a "pre-existing enforcement notice" is an enforcement notice issued before the application was received by the local planning authority.

Date: 23 January 2026



SDV

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