

**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: SH Reading Master LLP
C/o Mr Kurt Gagen
DP9 Limited,
100 Pall Mall,
London,
SW1Y 5NQ

Application No: PL/25/1843
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 201532 Amendment to condition 66 to allow access to the public realm.

At: Plot E Station Hill North, 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: 6 February 2026



RE

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

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

Application No: PL/25/1843

Application type: Non-Material Amendment

CONDITIONS

Amended Condition 66: Notwithstanding the plans hereby approved no vehicle access shall be permitted into the site from Friar Street at any time except:

- i. emergency vehicles, or
- ii. for vehicle access required for events held externally within the public realm areas only, in accordance with submitted document **Station Hill Public Event Space Traffic Management Plan 44470 Revision P03**, dated 15 December 2025, received 23 December 2025 only, and for the avoidance of doubt cycling shall not be prohibited.

Reason: to avoid conflict between vehicles and pedestrians and in the interests of highway safety. Policies: TR1, TR3.

INFORMATIVES

1. This notice relates only to the changes to condition 66 of planning permission 201532. It shall only 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.
3. This NMA relates to Condition 66 only and does not extend to permit any Operational Development.
4. This NMA relates to matters under the Planning Acts only. Other licences/approvals may be required.
5. Arrangements for access through Station Square would remain a matter for the Highways Authority and unaffected by any agreement granted under this NMA.
6. This NMA does not affect the responsibilities of the developer in respect of any damage to the public highway resulting from use of the access or the need to strengthen the highway surface to accommodate vehicular traffic. Including all matters pursuant to Section 59 of the Highways Act 1980.

Date: 6 February 2026



RE

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