

**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: Andy James
BHP Design
St Pauls Place
40 St Pauls Square
Birmingham
B3 1FQ

Application No: PL/26/0441
Application type: Non-Material Amendment

Applicant: DV5 Coltham (Reading) Ltd .

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: Non-material amendments to permission PL/22/1936 (granted on 05/12/2023 for demolition of existing buildings and erection of one industrial building) to alter the wording of conditions 2 (approved plans), 7 (outside storage), 13 (parking) and 14 (vehicle access) to alter the vehicular access point, reconfigure the on-site parking layout, omit one door and relocate one door on the east elevation, window changes and provision of a roof level access ladder on the north elevation and associated works (amended description).

At: BENNET COURT, BENNET ROAD, READING

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: 12/05/2026



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

Application At: BENNET COURT, BENNET ROAD, READING

Application No: PL/26/0441

Application type: Non-Material Amendment

CONDITIONS & REASONS

1. REPLACEMENT CONDITION 2

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

22-024-PL-08 - Typical Paladin Fence Details

As received 28/12/2022

22-024-PL-02 Rev B – Site Layout Plan – As Existing (Topographical Survey Based)

Geo-environmental Assessment Bennet Court, Bennet Road Reading by Delta Simons Ref 22-0819.03/87565.544807 Issue 03 dated 21/12/2022

As received 11/01/2023

22-024-PL-12 – Existing Floor Plans (to be demolished)

22-024-PL-13 – Existing Elevations (to be demolished)

22-024-PL-15 – Typical Barrier Details

1870-ESC-00-ZZ-DR-E-2100 Rev P3 – External Lighting Layout

As received 27/01/2023

Email from Barton Willmore now Stantec 'RE: Bennet Court, Reading', dated and received 28/06/2023

22-024-PL-04 Rev G – Floor Plans & Roof Plan – As Proposed

22-024-PL-05 Rev K – Elevations & Sections – As Proposed

22-024-PL-11 Rev C – Street Scene – As Existing & As Proposed

Date: 12/05/2026



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As received 15/04/2026

22-024-PL-03 Rev V – Site Layout Plan – As Proposed (OS Based)

22-024-PL-06 Rev F – Site Sections

22-024-PL-14 Rev A – Typical Double Leaf Gate Details

As received 11/05/2026

Reason: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

2. REPLACEMENT CONDITION 7

No further goods, materials, products, machinery or equipment, beyond the external waste storage area shown on approved Site Plan Layout – as proposed (OS based) 22-024-PL-03 Rev **V**, as received **11/05/2026**, shall be permanently stored outside of the building hereby approved.

Reason: In the interests of protecting the appearance, safety and function of the site and surrounding area from potential harm caused by the unmanaged and unrestricted use of external areas for storage purposes, in accordance with Policies CC7, CC8 and TR3 of the Reading Borough Local Plan 2019.

3. REPLACEMENT CONDITION 13

The building hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plan hereby approved - 22-024-PL-03 Rev **V** Site Layout Plan – As Proposed (OS Based) as received **11/05/2026**. The spaces shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users, in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

4. REPLACEMENT CONDITION 14

The building hereby permitted shall not be occupied until the vehicle access serving it has been constructed in accordance with the plan hereby approved - J32-6748-PS-004 **Rev B** – Proposed Site Access as received **12/05/2026**.

Reason: In the interests of road safety, in accordance with Policies TR1 and TR3 of the Reading Borough Local Plan 2019.

Date: 12/05/2026



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

INFORMATIVES

1. This permission relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of the substantive planning permission granted on 05/12/2023 under reference number 221936, 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, such as 240021/NMA, as agreed on 14/02/2024, PL/24/1011 as agreed on 03/10/2024 and PL/25/1311 as agreed on 18/09/2025) 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 the application under the non-material amendment procedure within the statutory timeframes.

Date: 12/05/2026



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