

**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 Steve James
4 Huxley Close,
Shrewsbury,
SY2 6JQ

Application No: PL/26/0145
Application type: Non-Material Amendment

Applicant: VX KVA DEV LIMITED

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: Minor amendment of planning permission PL/22/0780 to amend the wording of conditions 20 (Design stage BREEAM) and 21 (Final BREEAM) (Amended)

At: 640 OXFORD ROAD, READING, RG30 1EH

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: 14th May 2026



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

Application At: 640 OXFORD ROAD, READING, RG30 1EH

Application No: PL/26/0145

Application type: Non-Material Amendment

CONDITIONS & REASONS

Amended Condition 20

20. The development shall be undertaken in accordance with the approved BREEAM Pre-Assessment Report, Ref: J04012 Rev 0, dated 5th May 2026, received 8th May 2026, which demonstrates that the commercial unit hereby approved complies with a BREEAM Very Good rating.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

Amended condition 21

21. Within 6 months of the first occupation of the commercial unit hereby approved, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the commercial unit has attained as a minimum the standard of Very Good set out in the BREEAM Pre-Assessment Report referred to in condition 20.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. This notice relates only to the changes to conditions 20 and 21 of the substantive planning permission (Ref: PL/22/0780). 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.

Date: 14th May 2026



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