

15 July 2026

savills

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**Submitted via Planning Portal ref. PP-15080892**

Dear Sir / Madam,

**NON-MATERIAL AMENDMENT – UNIT 6, WORTON GRANGE, WORTON DRIVE, READING RG2 0TG**

We are instructed by our client, UBS Triton General Partner Ltd. ('the Applicant'), to submit the enclosed Section 96A application, which seeks approval of a Non-Material Amendment (NMA) to planning permission ref. PL/26/0365 relating to Unit 6, Worton Grange, Worton Drive, Reading RG2 0TG ('the Site').

The Applicant is seeking to amend four of the plans approved under Condition 2 of the original planning permission (ref. PL/26/0365), which relates to the approved plans and documents. Condition 2 states that:

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

*Site Location Plan;*

*005 Proposed Ground Floorplan*

*006 Proposed First Floorplan*

*007 Proposed Elevations*

*008 Proposed Site Plan.*

*Proposed External Modifications Justifications Document, Savills*

*As received 17 March 2026*

*Supplemental statement Unit 6 Worton Grange with Appendices (002), Savills*

*As received 28 April*

*2026 R2 Series Standard Efficiency Heat Recovery (22-45kW) air conditioning product specification*

*As received*

*11 May 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.*

The proposed amendments sought by the Applicant through this NMA include relocating one of the loading bay/ goods doors on the west elevation, installing an additional staff pedestrian access door on the north elevation, and converting the double entrance door on the west elevation to a double-glazed window. All external materials are to remain unchanged (as per Condition 3 on PL/26/0365). The new bay doors and staff access door will be the same materials as previously approved under PL/26/0365. The proposed amendments are meet the new tenant's operational requirements. There are no other proposed amendments to the approved scheme.

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Accordingly, this application seeks to replace the following plans approved under Condition 2 (Approved Plans) of planning permission PL/26/0365:

| Plan Name          | Approved under PL/26/0365   | Current NMA Proposal                |
|--------------------|-----------------------------|-------------------------------------|
| Ground Floor Plans | Ground Floor Plans ref. 005 | Proposed Ground Floor Plan ref. 009 |
| First Floor Plans  | First Floor Plan ref. 006   | Proposed First Floor Plan ref. 010  |
| Elevations         | Elevations ref. 007         | Proposed Elevations ref. 011        |
| Site Plan          | Site Plan ref. 008          | Proposed Site Plan ref. 012         |

The annotations shown on the Proposed Elevations Plan (ref. 011) and Proposed Ground Floor Plan (ref. 009) detail the proposed amendments. There are no external alterations or other material changes to the first floor that require planning permission. The first floor of the Site, as shown on the Proposed First Floor Plan (ref. 010), shows the updated internal partition layout. Therefore, the Proposed First Floor Plan (ref. 010) has been submitted for clarity, to reflect the updated internal partition layout. The Site Location Plan, which remains unchanged, has also been submitted for clarity.

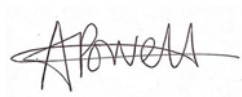
The following plans and documents have been submitted in support of this non-material amendment:

- Application Forms;
- Site Location Plan;
- Existing Ground Floor Plan ref. 005 (as approved under PL/26/0365);
- Proposed Ground Floor Plan ref. 009 (showing proposed amendments to the ground floor);
- Existing First Floor Plan ref. 006 (as approved under PL/26/0365);
- Proposed First Floor Plan ref. 010 (as explained above);
- Existing Site Plan ref. 008 (as approved under PL/26/0365);
- Proposed Site Plan ref. 012 (showing proposed amendments);
- Existing Elevations ref. 007 (as approved under PL/26/0365); and
- Proposed Elevations ref. 011 (showing proposed amendments with annotations).

Overall, it is considered that the proposed changes would not materially alter the approved development, conflict with any condition attached to the existing planning permission, or result in any adverse planning impacts. We therefore respectfully request that the application be approved at your earliest convenience.

Payment of £400 (including the £91 service charge) has been made via the Planning Portal.

Yours sincerely



Amelia Powell MRTPI  
Planner