

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252089
Site Address:	200 Berkshire Place, Wharfedale Road, Wokingham, Berkshire, RG41 5RD
Expiry Date:	30 September 2025
Proposal: Application for non-material amendment to planning consent 230755 (as amended by 232452) to change the sprayed glass spandrel panels to new sprayed metal composite panels.	

PLANNING HISTORY

Application No.	Description	Decision & Date
42810	Change of use of land to picnic and sports grounds and sports pavilion	Approved 14/07/1994
97/65039/F	Offices	Approved 13/06/1997
A/2001/3920	Proposed erection of four fascia signs, of which two are externally illuminated and two are non-illuminated.	Approved 20/06/2001
162400	Application for advertisement consent to replace the existing high level signage at top of building with various replacement signage to front and rear.	Approved 10/04/2017
230755	Full application for proposed external alterations to the existing office building consisting of changes to the facade and addition of a third floor roof terrace, replacement hardstanding, erection of a fence and alterations to the facade of the multi-storey car park.	Approved 26/07/2023
232451	Application for submission of details to comply with the following condition of planning consent 230755 dated 26/07/2023. Condition 4. Landscaping.	Approved 30/10/2023
232452	Application for non-material amendment to planning consent 230755 to allow the removal of the proposed fins from the north elevation.	Approved 23/10/2023
232907	Application for advertisement consent for 2No internally illuminated Fascia signs on the Southern and Western Elevations and 3No internally illuminated Totem signs.	Approved 18/01/2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
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No	☐
Assessment: The applicant has submitted a Non-Material Amendment application for alterations to the approved plans for planning consent 230755 (as amended previously by 232452), the alterations proposed are: To change the sprayed glass spandrel panels to new sprayed metal composite panels. The change in material is proposed to address the cracking in some of the sprayed glass spandrel panels. As demonstrated on the submitted documents, the new sprayed metal composite panels will closely match the colour of the existing internal and external sprayed glass. This ensures that the external appearance of the building will remain the same and therefore, it is not deemed that the change in materials would have material impact upon the approved scheme. The proposed alteration is a non-material change, and the application is recommended for approval.	
The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.	

RECOMMENDATION	
Recommendation:	Approve – the change is non-material.
Date:	30 September 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	30/09/25