

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252044
Site Address:	Natural History Museum, Land South Of Cutbush Lane East, Shinfield
Expiry Date:	24 September 2025
Proposal: Application for non-material amendment to planning consent 232833 to allow minor change to the position and height of the flues on the roof.	

PLANNING HISTORY

Application No.	Description	Decision & Date
250846	Application for non-material amendment to planning consent 232833 to allow general modifications to the plans and changes to fenestration, external features, bike storage, roof and PV layout, plus amendment to the wording of condition 8 (haul road).	Approved: May 2025
252075	Application for submission of details to comply with the following conditions of planning consent 232833 dated 05.09.2024. Condition 5 relates to external material, 6 to facade details, 7 to public art, 16 to details for electric vehicle charging points, part discharge 25 to archaeological post investigation assessment, 29 to lighting design strategy for biodiversity.	Live application
243181	Application for submission of details to comply with the following conditions of planning consent 232833 dated 05/09/2024. Condition 8 relates to the haul road; 9 to a signage audit; 11 to details of roads and footways; 25(a) to a programme of archaeological work (part discharge), and 30 to an ecological mitigation strategy.	Replied: August 2025
232833	Full application for the proposed Construction of a Collections, Digitisation & Research Centre with associated infrastructure and external works including car parking, SUDS basin and landscaping. Application is a potential departure from the local plan.	Approved: September 2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

In 2009, the Government introduced a formal procedure for agreeing changes to an existing planning permission, to provide flexibility to facilitate small changes to consented schemes, without needing to apply for further planning permission. There is no statutory definition of what constitutes a non-material amendment. The Planning Practice Guidance sets out that they would be 'a less than substantial change', and that whether something is non-material depends on the specific context of a scheme.

The number, layout and height of the flues previously approved are proposed to be altered. This is due to changes in regulations. Whilst the height increase is relatively notable, the flues would remain small in scale compared to the overall mass and function of the large research building previously approved.

The changes would have no added impact on neighbours, environment, or the public realm, but instead they are technical adjustments that remain in keeping with the character and intent of the original approval.

For these reasons, the proposed changes are considered non-material to the original consent.

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
Date:	22 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	23 September 2025