

58 Western Way
Alverstoke
Gosport
Hampshire
PO12 2NQ

2nd September 2025

Planning Services
Wokingham Borough Council
Civil Offices
Shute End
Wokingham
RG40 1BN

Dear Sir/Madam

NON-MATERIAL AMENDMENT APPLICATION UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 TO AMEND THE WORDING OF CONDITION 2 (APPROVED DETAILS) IN RESPECT OF PLANNING PERMISSION REF. 230755 FOR THE FULL APPLICATION FOR PROPOSED EXTERNAL ALTERATIONS TO THE EXISTING OFFICE BUILDING CONSISTING OF CHANGED TO THE FAÇADE, REPLACEMENT HARDSTANDING, ERECTION OF A FENCE AND ALTERATION TO THE FAÇADE OF THE MULTI-STOREY CAR PARK AT 200 BERKSHIRE PLACE, WINNERSH, WOKINGHAM, RG41 5RD.

On behalf of client, JP Morgan Europe Limited as depository of Fidelity UK Real Estate Fund, please find enclosed a Non-Material Amendment ('NMA') application which seeks to amend the list of approved plans contained within Condition 2 of the consented development approved under reference 230755 and amended by Non-Material Amendment (NMA) 232452.

Payment for the requisite application fee of £383 will be paid via the Planning Portal.

The Submission

The application is supported by:

- An application form duly completed
- W0784 0100 Site location plan
- W0784 0102A Site plan
- W0784 0202 B Existing and Proposed North Elevations (from NMA 232452)
- W0784 0201 C Existing and Proposed West Elevations (from NMA 232452)
- W0784 0203 C Existing and Proposed East Elevations (from NMA 232452)
- Reso/Win/Spandrel/SK01 Showing spandrel panels to be replaced
- Reso/Win/Spandrel/SK02 Showing the finished sample spandrel panel against the sprayed glass
- Reso/Win/Spandrel/SK03 Shows the typical failures to the sprayed glass

Background

Planning permission was granted on the 26th July 2023 (and implemented) at 200 Berkshire Place, Winnersh, Wokingham, RG41 5RD for the following:

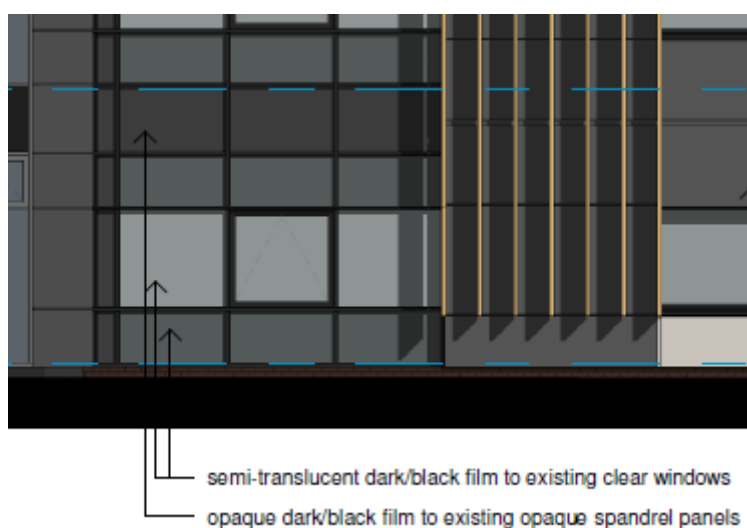
“Full application for proposed external alterations to the existing office building consisting of the façade and addition of a third floor roof terrace, replacement hardstanding, erection of a fence and alterations to the façade of the multi-storey car park”

Since the permission was granted there have been two NMA's approved as follows:

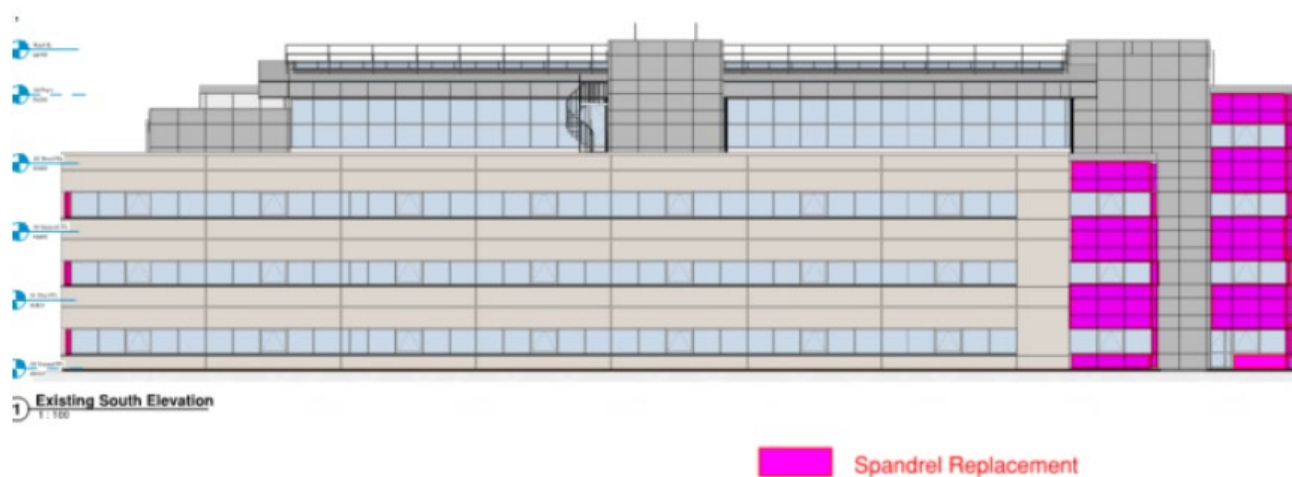
- 232451 – Relating to condition 4 of planning consent 230755 landscaping
- 232452 – Removal of the proposed fins to the north elevation.

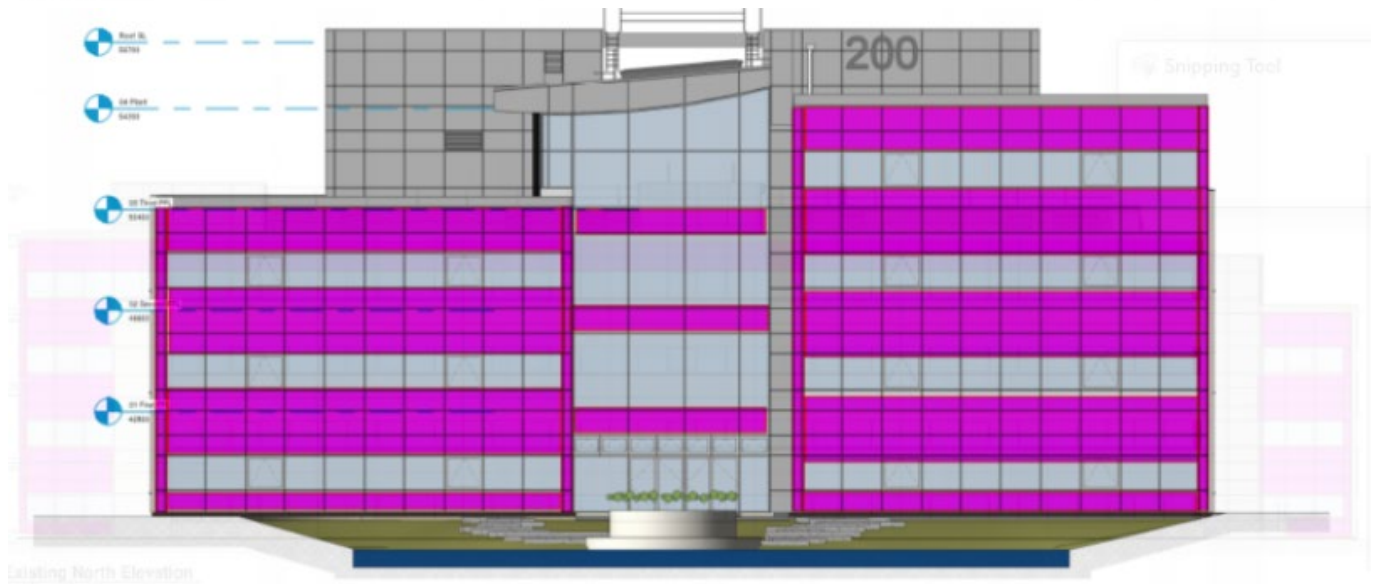
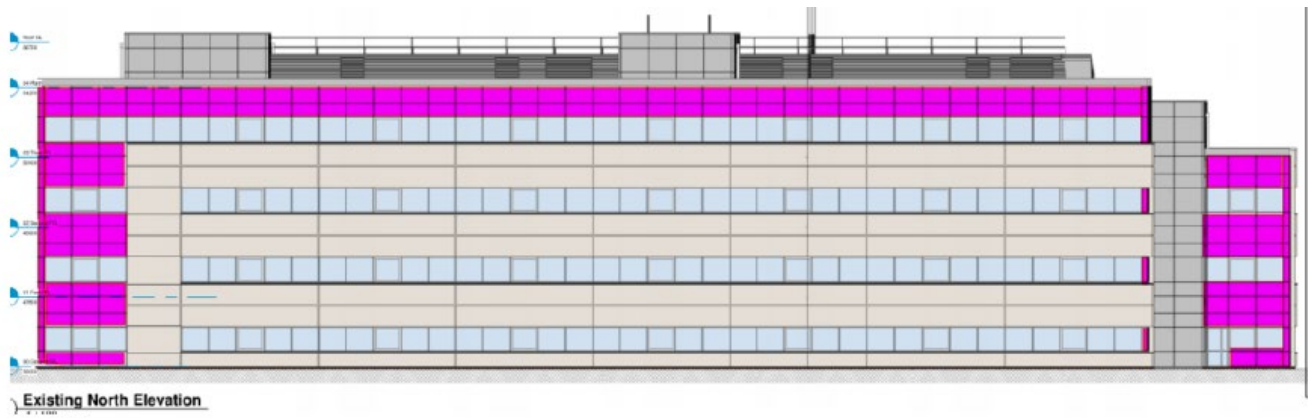
Non-Material Amendment

The works detailed in the planning permission and above NMA's were completed in June 2024. The contractor (who went into receivership shortly after practical completion) did not apply a film to the external spandrel panel windows but sprayed them, without validating the thermal consequences of doing this. The permission allowed for a film to be applied as follows:

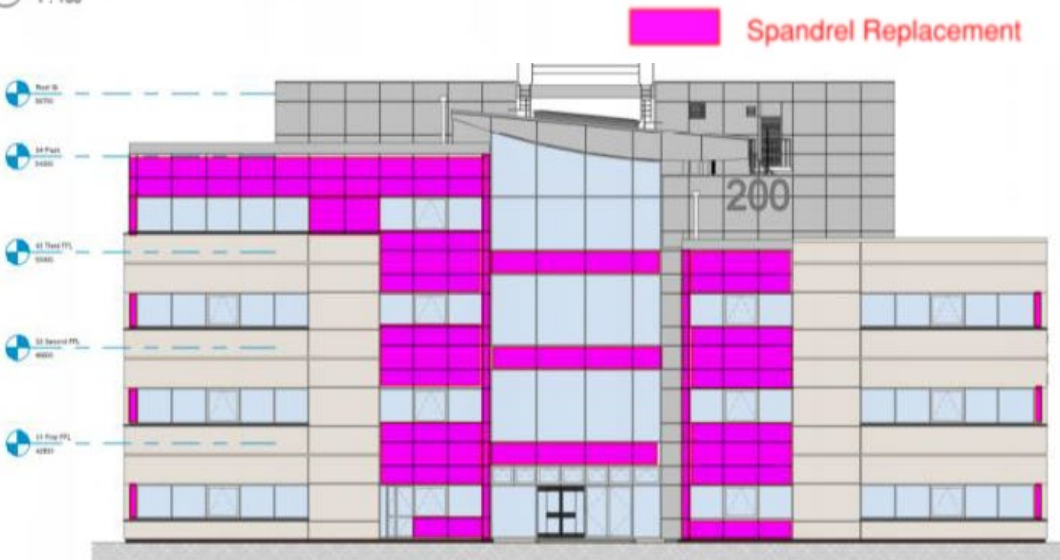


During the summer of 2024, a number of these sprayed panels cracked/failed as a result of thermal action. Reso/Win/Spandrel/SK03 shows images of the typical failures. It is therefore necessary to replace the spandrel panels identified on the images below, and as shown on Reso/Win/Spandrel/SK01.





1 Existing - East Elevation
1:100

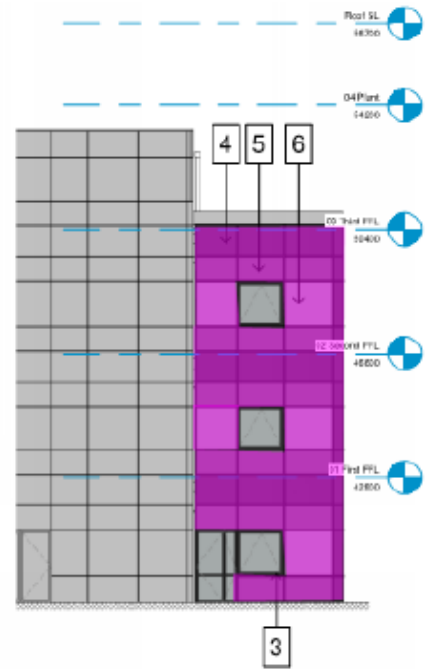


1 Existing West Elevation
1:100

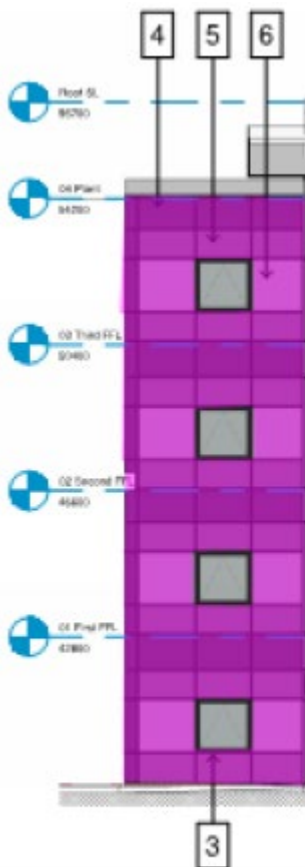




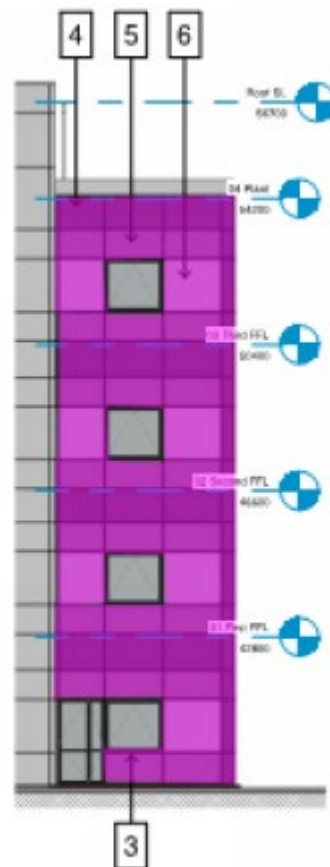
① **Proposed Northern Elevation A**
1 : 100



② **Proposed Northern Elevation B**
1 : 100



① **Proposed Southern Elevation A**
1 : 100



② **Proposed Southern Elevation B**
1 : 100

An image of the completed works with the spray-painted glass is detailed below:



The proposal is to replace the spandrel panels with a sandwich construction (see Reso/Win/Spandrel/SK02) consisting of the following:

26mm Dual Colour A2 rated Aluminium Spandrel Panel Specification:

Outer face: 2mm Aluminium 1050 Grade, PPC Class 1 - RAL7016 Anthracite Grey matt finish

Core: 22mm Fabrock

Perimeter: Promatect-250

Inner face: 2mm Aluminium 1050 Grade, PPC Class 1 – RAL9010 White matt finish

The external face will have a powder coated finish RAL 7016 Anthracite Grey Matt Finish to match the spray paint that was applied to the glass. This proposal also provides the opportunity to enhance the thermal values of the property as the infill is a non-flammable insulated panel.

Conclusion

The change to the original permission has been necessitated by a failure in the glass. The original contractor moved away from a film because of adhesion issues and the relatively short life span of the film.

We are of the opinion this represents a non-material change which will emulate the original design intent and the original permission. The sample panel is indistinguishable from the sprayed glass.

We would hope that the application can be approved without delay but please do let me know if you require any further information.

Yours Sincerely

Mark J Goulding
Director

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