

28th January 2026

Our Ref: 333100248/A3/CD/NL

Planning and Compliance Officer,
Development Management,
Wokingham Borough Council,
PO Box 157, Shute End,
WOKINGHAM.
RG40 1WR

BY PLANNING PORTAL: PP- **14551956**

Dear Sir/Madam,

**SECTION 96A APPLCIATION FOR A NON-MATERIAL AMENDMENT IN RELATION TO PLANNING
APPLICATION REFERENCE 211841
LAND NORTH AND SOUTH OF CUTBUSH LAND SHINFIELD**

On behalf of our client, Shinfield Studios Ltd (the 'client'), we submit, via the planning portal, details for a Section 96a application (non-material amendment) to planning permission 211841, Land North and South of Cutbush Lane Shinfield.

Planning permission was granted on the 13th December 2021. The application received full planning permission for the below description of development:

Full planning permission for the Science Park Creative Media Hub comprising the erection of film stages and associated workshops and office space and ancillary uses including equipment stores, cafe. Formation of associated access, decked and surface parking, and landscaping at the Thames Valley Science Park (TVSP).

Shinfield Studios Ltd submits this Non-Material Amendment (NMA) regarding workshops 1, 2 and 3 which are located on land south of Cutbush Lane forming part of the 'Phase 1' site. This NMA has been submitted following comments raised through pre-application discussions with the Council early 2025 about amending the colour of the workshop roofs (currently white) to match the recessive colours that has been used for the other buildings forming part of the studios site. In addition, this NMA covers changes between the approved plans under application 211841 and the as-built workshops as set out further in the table. It is considered that such changes do not materially change the existing permission hence the submission of this NMA.

A non-material amendment is therefore being sought for the following changes:

Workshop No.	Approved drawing ref.	Superseded by (drawing ref):	Key changes
W1 (Previously referred to as Workshop B)	Workshop 1 Ground Floor Plan - 18546-SBR-W1-00-DR-A-83100 Rev 3	Workshop H Ground Floor Plan - 0983-GA-1000_PL1	- Doors and roller shutter positions reconfigured. - The internal partition is centred to the plan rather than offset.
	Workshop 1 Roof Plan - 18546-SBR-W1-RF-DR-A-83102 Rev 3	Workshop H Roof Plan - 0983-GA-1001_PL2	- External and internal width/length reduced by approx. 1m in each direction.

	Workshop 1 Elevations 1 and 2 - 18546-SBR-W1-XX-DR-A-84101 Rev 3	Workshop H Elevations 1 and 2 - 0983-GE-2000_PL2	- Approved black PPC profiled metal sheet roof finish to be amended to Inflatable roof (as per current built scheme/ temporary planning permission on 25 March 2021) in 602-1070 Dark grey as recommended by LPA. - Roof glazing omitted and replaced with windows. - The eaves are approximately 2.7 m lower and the roof pitch is approximately 100 mm higher. - Rainwater goods identified
	Workshop 1 Elevations 2 and 3 - 18546-SBR-W1-XX-DR-A-84102 Rev 3	Workshop H Elevations 2 and 3 - 0983-GE-2001_PL2	
W2	Workshop 2 Ground Floor Plan - 18546-SBR-W2-00-DR-A-83100 Rev 3	Workshop I Ground Floor Plan - 0983-GA-1010_PL1	- Doors and roller shutter positions reconfigured. - External and internal width/length reduced by approx. 1m in each direction. - Internal partition revised. - Approved black PPC profiled metal sheet roof finish to be amended to Inflatable roof (as per current built scheme/ temporary planning permission on 25 March 2021) in 602-1070 Dark grey as recommended by LPA. - Roof glazing omitted and replaced with windows. - The eaves are approximately 2.7 m lower and the roof pitch is approximately 100 mm higher. - Rainwater goods identified
	Workshop 2 Roof Plan - 18546-SBR-W2-RF-DR-A-83102 Rev 3	Workshop I Roof Plan - 0983-GA-1011_PL2	
	Workshop 2 Elevations 1 and 2 - 18546-SBR-W2-XX-DR-A-84101 Rev 3	Workshop I Elevations 1 and 2 - 0983-GE-2010_PL2	
	Workshop 2 Elevations 3 and 4 - 18546-SBR-W2-XX-DR-A-84102 Rev 3	Workshop I Elevations 2 and 3 - 0983-GE-2011_PL2	
W3	Workshop 3 Ground Floor Plan - 18546-SBR-W3-00-DR-A-83100 Rev 3	Workshop J Ground Floor Plan - 0983-GA-1020_PL1	- Doors and roller shutter positions reconfigured. - External and internal width/length reduced by approx. 1m in each direction. - Internal partition revised.
	Workshop 3 Roof Plan - 18546-SBR-W3-RF-DR-A-83102 Rev 3	Workshop J Roof Plan - 0983-GA-1021_PL2	

	Workshop 3 Elevations 1 and 2 -18546-SBR-W3-XX-DR-A-84101 Rev 3	Workshop J Elevations 1 and 2 -0983-GE-2020_PL2	- Approved black PPC profiled metal sheet roof finish to be amended to Inflatable roof (as per current built scheme/ temporary planning permission on 25 March 2021) in 602-1070 Dark grey as recommended by LPA. - Roof glazing omitted and replaced with windows. - The eaves are approximately 2.7 m lower and the roof pitch is approximately 100 mm higher. - Rainwater goods identified
	Workshop 2 Elevations 3 and 4 -18546-SBR-W3-XX-DR-A-84102 Rev 3	Workshop J Elevations 3 and 4 - 0983-GE-2021_PL2	

Summary

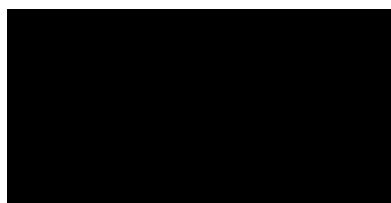
In summary, this NMA reflects the proposed change in the roof colour of workshops 1 – 3 (H - J) following comments received from the Council through pre-application discussions and covers other changes to ensure consistency with what has been built out on site.

In support of the changes proposed, this application is accompanied by the following material:

- Covering Letter;
- Application Form;
- Appropriate Fee;
- PVC Colour Chart;
- And the drawings detailed in the table above;

We trust the Council has sufficient information to register and determine the enclosed Non-Material application and look forward to receiving written confirmation of this shortly. The NMA application fee has been paid directly to the Planning Portal. In the meantime, if you require any additional information, please do not hesitate to contact me.

Yours Faithfully,



CAITLIN DALY
Senior Planner
Stantec UK Limited