

**Our ref: LB1162**  
**Your Ref: PP-11914662**

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Planning Department  
Reading Borough Council Civic Offices  
Bridge Street  
Reading  
RG1 2LU

Via PlanningPortal

Dear Sir/Madam

**THAMES QUARTER, 2 NAPIER STREET, READING, RG1 8FS**  
**S96a APPLICATION FOR NON-MATERIAL AMENDMENT OF PLANNING PERMISSION LPA REF.**  
**162166**

On behalf of our client, M&G RPF Nominee 1 Limited (C/O Tuffin Ferraby Taylor LLP), please find enclosed an application for a Non-Material Amendment in regards to the above planning application granted consent on 23<sup>rd</sup> November 2017 at the above site.

The original planning application Ref: 162166 approved the following development:

*Erection of a part 12 storey, part 23 storey building comprising 315 apartments in a mix of studio, one bedroom, two bedroom and 3 bedroom units, residents' lounges, tech hub, dining room, and cinema room, various rooftop outdoor amenity spaces, concierge reception with coffee meeting area, residents' storage facilities, postroom, ancillary back of house facilities, 315 secure cycle parking spaces, 49 car parking spaces, landscaping, and associated works.*  
*Demolition of existing multi-storey car park.*

A subsequent S96a Non-Material Amendment was approved in 2019 (Ref: 181537) which addressed various internal alterations and minor external changes, including amendments to the layout of the ground and second floor levels.

The development was completed over 18 months ago and the premises has been occupied since. Due to the lack of use of some of the storage areas and identification of potential to improve the location of the cycle storage requirements this application seeks to confirm the proposed changes as set out in this application are non-material.

The application proposes the following non-material amendment:

**Cycle Storage**

Currently, secure cycle stores are located within the building on the ground and second floor. The majority are at ground floor, which are convenient and easily accessible from the building entrances and on the same level, and therefore popular with residents. In contrast, to access the small second floor cycle parking store residents need to take their bike along a series of corridors and up in the lift to the second floor. As such this store is not utilised by residents.

The proposal to address this is to make use of an unused cold store area on the ground floor, which is adjacent to the existing cycle storage locations, in close proximity to a direct external access and can provide a secure and convenient location to provide the approved level of cycle parking.

The following image shows the 3 current ground floor cycle parking areas in blue, alongside the unused cold store (in orange), which will be fitted out to provide cycle parking to replace the second floor cycle parking.



*Existing Ground Floor Plan*

The table below sets out the current cycle parking stores provided in line with the 2019 NMA and the proposed cycle storage now all proposed at ground floor level:

| FLOOR        | STORE | CURRENT CYCLE SPACES | PROPOSED CYCLE SPACES |
|--------------|-------|----------------------|-----------------------|
| GF           | A     | 90                   | 90                    |
| GF           | B     | 109                  | 109                   |
| GF           | C     | 77                   | 77                    |
| GF           | New   | N/A                  | 42                    |
| 2ND          |       | 39                   | N/A                   |
| <b>TOTAL</b> |       | <b>315</b>           | <b>318</b>            |

The reconfiguration of the cycle parking remains in accordance with the requirements of the original planning consent, ensuring at least 315 secure cycle parking spaces will be available. This proposal will enhance the provision of storage for cycles as residents will have easy access to further space on the ground floor, removing the second floor storage which is less accessible and inconvenient for cycle parking use for residents. The cold store has not been utilised and is not required as resident grocery deliveries are ordered and collected directly by residents and taken directly to their apartments.

The submitted amended Ground Floor Plan (Drawing Ref: 387\_00\_01) shows the proposed configuration of the additional ground floor cycle store to achieve the overall cycle parking requirements. This drawing is to replace that approved under NMA application 181537 (Approved Drawing reference: 151638-STL-10X50 PR5).

The proposal therefore remains consistent with the approved scheme, providing at least 315 cycle spaces in line with the description of development and Condition 42 of the 2017 planning permission.

#### In Summary:

- The second floor cycle parking will be relocated into an unused cold store on the ground floor. The proposal ensures at least 315 cycle parking spaces are maintained as available for residents, with improved accessibility and useability on the ground floor,
- The proposed amendments retain the required level of cycle parking, does not include any material change of use and proposes no external alterations, as such the proposed amendments are non-material.

This non-material amendment application therefore seeks confirmation that the following drawings are approved as amendments to Condition 2 of planning permission 162166:

- Ground Floor Plan 387\_00\_01 RevB
- Second Floor Plan 387\_02\_01 RevA

The application comprises the following documents:

- Application Form;
- Supporting Statement (this letter);
- CIL Form;
- Site Location Plan;
- Previously Approved Plans:
  - Ground Floor Plan 151638-STL-10X50 PR5
  - Second Floor Plan 151638-STL-10X52 PR2
- Proposed Amendment Plans:
  - Ground Floor Plan 387\_00\_01 RevB
  - Second Floor Plan 387\_02\_01 RevA

The application fee has been paid via the Planning Portal.

The proposal meets the requirements of S96a and therefore we look forward to receiving confirmation of the Non-Material Amendment. We trust the above is in order, however, should you have any queries or require further information please contact Matt Brewer on the above details.

We look forward to receiving confirmation of receipt and validation of this condition discharge application.

Yours faithfully,

**Matt Brewer**  
**URBANSPACE Planning Ltd**

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