

13th July 2021

Reading Borough Council

Planning Department,
Level 1, North Rear
Civic Offices
Bridge Street
Reading
RG1 2LU

**Newsteer
Real Estate Advisers**

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Dear Ms. Davis,

Town and Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015

Site: Mayer House, Chatham Place, Reading RG1 7AN – Resubmission of a Full Planning Application under LPA ref. 210935/FUL

On behalf of our client, Catalyst Ltd. ('The Applicant') please find enclosed a full planning application (ref. 210935/FUL) submitted for the replacement of unsafe cladding at Mayer House, Chatham Place, Reading.

This application is submitted following a submission under the same reference dated 02/06/2021, which was deemed invalid due to incomplete information. The description of development for this application was the following: -

"Mayer House is an already occupied 6 storey, 2 core residential building.

We are contracted for the urgent removal of combustible material on the façade; designing and installing new materials that are fit for purpose. We are to ensure the stripped façade is watertight and safe throughout construction, whilst occupants remain in-situ.

MHCLG is funding the remediation project and have requested the works to be undertaken as a matter of priority."

With the initial submission package, the following documents were provided:

- Elevation Plans (FAT-377-PE-001, FAT-377-PE-002, FAT-377-PE-003)
- Existing and Proposed Building Section (FAT-377-SK-504a)
- Site Location Plan,
- Photographed Hardie Plank Samples,
- Photographs of the Site,
- Application Form.

Newsteer (Agent) has been appointed to submit additional information and manage the planning process going forward. As such, on behalf of the Applicant informal email engagement with Reading Borough Council has been undertaken to confirm the outstanding items to ensure validation (dated 01/07/2021).

Through this engagement, the Applicant wishes to make clear that the proposed development comprises essential works to make safe an existing occupied residential building. These works are funded by the Ministry of Housing, Communities and Local Government (MHCLG) and as such are subject to significant time pressures. Sensitive to these time pressures through pre-application exchanges the resolution of any issues prior to decision is sought to ensure that this application can be granted without any pre-commencement conditions and that the application will be dealt with in 8 weeks via delegated powers.

With this in mind, the revised application is submitted electronically by email to Ms. Connie Davis of Reading Planning and seeks full planning permission with the revised description as: -

"Removal of combustible material on the façade; designing and installing new materials that are fit for purpose and make watertight the existing structure."

With this in mind, the additional information required is submitted in support of this application:

- Existing Elevation Plans – including Location Plan at 1:2500 (FAT-377-PE-004, FAT-377-PE-005, FAT-377-PE-006);
- Proposed Elevation Plans – including Location Plan at 1:2500 (FAT-377-PE-001, FAT-377-PE-002, FAT-377-PE-003);
- Existing and Proposed Building Section (FAT-377-SK-504a_P3);
- Planning Statement – including material details (Newsteer);
- Application form (amended, as filled on the Planning Portal); and,
- Ownership certificate – Certificate B, notice served on all residents.

A copy of the notice and list of addresses notified have also been provided, these items should remain confidential to protect the privacy of residents.

The statutory planning application fee was paid with the initial submission via the Planning Portal.

In light of the above additional information requested and now submitted I would be grateful if you can confirm at your earliest opportunity that the planning application is now validated. We are seeking to secure samples of materials where relevant however these are taking some time to source. We can possibly send samples to your office or hold on site and set up a site meeting if preferred. We look forward to hearing from you shortly.

We trust the enclosed provides you with adequate information to progress and validate the application. Should you require any further information or clarifications, please do not hesitate to contact me or my colleague, Gillian Cooper, at Gillian.Cooper@newsteer.co.uk.

Yours faithfully,

Paul Manning

Director

Paul.Manning@Newsteer.co.uk