



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

48 Mersey View
Brighton le Sands
Liverpool
L22 6 QB

Tel 0151 924 4533

24th July 2019

Dear Sir/Madam,

**New Planning Application at
10 Gun Street, Reading RG1 2JR**

Please find enclosed documentation in relation to a new planning application and listed building consent at the above site.

You will note from your records that this site has submitted a number of successful planning applications over the last 10 years, all by the same owner, although none have been implemented to date.

The existing 20th century rear additions were demolished some years ago in anticipation of the schemes progressing.

The latest planning and listed building consent approvals in place are referenced 151281 and 151282 respectively, dated 16th August 2016. These consents included a substantial new basement construction which will not now proceed. Due to approaching the time limits of the consents, and difficulties in discharging the planning conditions for works associated with the basement a new application is being submitted.

The new proposals are largely the same as the existing consented scheme but without new basement construction. Other minor changes to the proposals include

- a) Introduction of enclosed staircase structure in lieu of spiral staircase from garden to first floor terrace
- b) Small extension on 2nd floor flat roof extension close to existing building for hoists
- c) Proposed brewery building to be 3 storeys instead of 2 storeys but with lower ceiling heights meaning brewery building external height will be only 1400mm higher than the existing consented scheme
- d) New enclosed staircase structure providing access to the brewery building in lieu of internal stairs

- e) Existing front cellar to listed building not being converted to wcs and being retained as existing storage area.

Due to timing of the previous applications in terms of bat surveys and excessive time for consultee responses the applications took 11 months to determine.

In addition numerous costly reports needed to be commissioned previously and since the new application is for largely the same scheme these reports, documents and associated consultee correspondence remain relevant and are included with this submission as detailed in the supporting information section. It is anticipated all such enclosures will be provided to the consultees and be fully considered which will aid prompt responses and confirmation

It is therefore anticipated that new consents will be able to be issued within the statutory timeframes for application determination as the amended project is almost ready to proceed.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'N Woolley', with a long, sweeping horizontal stroke extending to the right.

Nick Woolley MRICS MFPWS
Director