

24 July 2024



**Reading**  
Borough Council  
Working better with you

|                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Title</b>                                             | <b>PLANNING AND LISTED BUILDING CONSENT APPLICATION REPORT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Ward</b>                                              | Abbey                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Planning / Listed Building Application Reference:</b> | A) 240422/VARIAT<br>B) 240404/LBC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Site Address:</b>                                     | 1-15 (odd) Queen Victoria Street & 145-148 Friar Street, Reading, RG1 1SY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Proposed Development</b>                              | <p>A) Variation of conditions 2, 3, 4, 7, 21, 23, 25, 26, 27, 28, 31, 32, 33, 34, 38, 39, 40, 41, 42, 43, 44 &amp; 48 and removal of conditions 29 &amp; 30 of permission 221232 (dated 24/05/23 for various demolition works and redevelopment for reconfigured basement/ground floor uses, apart-hotel, various extensions and new-build elements, public courtyard and associated works), including reconfiguration of 5-15 (Odd) Queen Victoria St from 6 to 3 units at basement /ground floor level and rear dormer alterations at 3rd floor level, increase in rooms and provision of apart-hotel entrance on Queen Victoria St, remodelling of the extent of new-build elements at 145-146 Friar St, together with dormer and roof level changes, and various other associated works.</p> <p>B) Various internal and external works associated with Nos 147 and 148 Friar St and Nos 1 and 15 (odd) Queen Victoria St, including part-two, part-three storey rear extension to 5-15 (odd) Queen Victoria St, as part of redevelopment to provide reconfigured basement and ground floor uses on Friar St and Queen Victoria St frontages and proposed apart-hotel (Class C1) and on all upper floors.</p> |
| <b>Applicant</b>                                         | Thackeray Estates Reading Investments Ltd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Report author</b>                                     | Jonathan Markwell, Principal Planning Officer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Deadline:</b>                                         | <p>A) Originally 22/07/2024, but an extension of time for the determination of the application until 31/07/2024 was agreed with the applicant.</p> <p>B) Originally 17/06/2024, but an extension of time for the determination of the application until 31/07/2024 was agreed with the applicant.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Recommendations</b>                                   | <p>A) Grant the variation of conditions 2, 3, 4, 7, 21, 23, 25, 26, 27, 28, 31, 32, 33, 34, 38, 39, 40, 41, 42, 43, 44 &amp; 48 and the removal of conditions 29 &amp; 30 of permission 221232, as sought by the applicant and, additionally, vary the wording of conditions 1, 5, 6, 12, 14, 15, 16 &amp; 47 and introduce new conditions 49, 50, 51 &amp; 52, as specified below</p> <p>B) Grant listed building consent, subject to conditions as specified below</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Conditions</b> | <p><b>A) 240422/VARIAT</b></p> <p><u>Variation of conditions</u> (as proposed by the applicant)</p> <p>2. List of approved plans – varied accordingly to reflect the latest plans submitted.</p> <p>3. Pre-commencement, barring demolition and repair works to 12 roof level gables, submission and approval of all external material details – varied to reference ‘remaining’ demolition/gable repair works (as some demolition and gable repair works have already occurred) and updated drawings are referenced.</p> <p>4. Pre-commencement, barring demolition and repair works to 12 roof level gables, submission and approval of demolition and shell and core stage contract for redevelopment – varied to reference ‘remaining’ demolition/gable repair works (as some demolition and gable repair works have already occurred) and updated drawings are referenced.</p> <p>7. Cycle parking condition altered from a compliance condition to requiring details to be submitted and approved prior to the first occupation of the apart-hotel, as less detail is shown on the now proposed plans.</p> <p>21. Pre-commencement, barring demolition and repair works to 12 roof level gables, submission and approval of Sustainable Drainage Strategy – varied to reference ‘remaining’ demolition/gable repair works (as some demolition and gable repair works have already occurred) and updated drawings are referenced.</p> <p>23. Pre-commencement, barring demolition to ground level and repair works to 12 roof level gables, submission and approval of archaeological details – varied to reference ‘remaining’ demolition/gable repair works (as some demolition and gable repair works have already occurred) and updated drawings are referenced. Furthermore, the wording of the condition has altered to reflect the updated standard wording by Berkshire Archaeology.</p> <p>25. Pre-commencement, barring demolition and repair works to 12 roof level gables, submission and approval of all hard and soft landscaping details, specifically including green/brown/blue roof and green wall details – varied to reference ‘remaining’ demolition/gable repair works (as some demolition and gable repair works have already occurred) and updated drawings are referenced.</p> <p>26. Pre-commencement, barring demolition and repair works to 12 roof level gables, submission and approval of biodiversity enhancement works – varied to reference ‘remaining’ demolition/gable repair works (as some demolition and gable repair works have already occurred) and updated drawings are referenced.</p> <p>27. Pre-commencement, barring demolition and repair works to 12 roof level gables, submission of and approval of access control strategy - varied to reference ‘remaining’ demolition/gable repair works (as some demolition and gable repair works have already occurred) and updated drawings are referenced.</p> <p>28. Pre-commencement, barring demolition and repair works to 12 roof level gables, submission of and approval of CCTV operations requirements study - varied to reference ‘remaining’ demolition/gable repair works (as some demolition and gable repair works have already occurred) and updated drawings are referenced.</p> |

31. Compliance condition not permitting the future amalgamation of any part of proposed Queen Victoria Street units 04, 05 and 06 (unless a separate application and permission from the local planning authority) – varied to reference the updated retail unit shown on the updated plan.
32. Compliance condition relating to any food and beverage, café/restaurant or lounge associated with the apart-hotel to be ancillary to the apart-hotel use – varied to reference the updated plan submitted and additional clarity that this relates solely to the apart-hotel space.
33. Compliance condition relating to any ancillary basement use to the apart-hotel use being ancillary, for hotel guests only and not being open to members of the public – varied to remove specific reference to gyms, as no gym is shown on the updated plan, with the updated plan also referenced.
34. Compliance condition stipulating a maximum of 107 apart-hotel rooms, including no fewer than 5 accessible apart-hotel rooms, within the proposed Class C1 apart-hotel – varied to reference that the number of apart-hotel rooms has altered from 104 to 107 as part of this application.
38. Pre-occupation submission and approval of management and maintenance plan for operation of the public courtyard (including any events) - varied to reference the updated plan stated in the condition.
39. Compliance condition for any gates or doors hereby approved on Queen Victoria Street, Friar Street, Fife Court or the public courtyard to open inwards away from the highway/street only - varied to reference the updated plan stated in the condition.
40. Compliance condition for courtyard to only be publicly accessible at 07:00 to 23:30 Monday to Friday, 07:00 to 00:30 hours on Saturdays and 07:00 to 22:30 hours on Sundays and all Bank Holidays and Statutory Holidays - varied to reference the updated plan stated in the condition.
41. Compliance condition for any Class E a) use hereby approved to only be used by members of the public at 06:00 to 23:00 hours Monday to Saturday and 06:00 to 18:00 hours on Sundays and all Bank Holidays and Statutory Holidays – varied to reference the earlier opening hour of 06:00 as proposed.
42. Compliance condition for any Class E b) use hereby approved to only be used by members of the public at 06:00 to 23:30 hours Monday to Friday, 06:00 to 00:30 hours on Saturdays and 06:00 to 22:30 hours on Sundays and all Bank Holidays and Statutory Holidays - varied to reference the earlier opening hour of 06:00 as proposed.
43. Compliance condition relating to any ancillary ground floor use associated with the apart-hotel only to be open to non-apart-hotel guests between 06:00 – 23:00 on Mondays to Fridays, 06:00 to 00:00 on Saturdays and 06:00 to 22:00 on Sundays and all Bank Holidays and Statutory Holidays - varied to reference the earlier opening hour of 06:00 as proposed.
44. Pre-commencement, barring demolition and repair works to 12 roof level gables, submission and approval of an interim BREEAM Certificate demonstrating a minimum BREEAM Excellent rating - varied to reference 'remaining' demolition/gable repair works (as some demolition and gable repair works have already occurred) and updated drawings are referenced.
48. Pre-commencement, barring demolition and repair works to 12 roof level gables, submission and approval of shopfront details in

relation to Friar Street and all inner courtyard elevations - varied to reference 'remaining' demolition/gable repair works (as some demolition and gable repair works have already occurred) and updated drawings are referenced.

Removal of conditions (as proposed by the applicant)

29. Condition 29 is hereby granted to be removed. (Please note additional condition 49, however).

30. Condition 30 is hereby granted to be removed. (Please note additional condition 49, however).

Additionally, the following conditions are also varied (as per the assessment of the proposals by the Local Planning Authority):

1. The time period condition for implementation remains relevant, with the development specifically permitted as part of this application being required to be implemented within 3 years of the original permission (i.e. by 24/05/2026).

5. Historical recording of the existing building is no longer relevant, as it has been satisfied as per approval of details application 230789/APPCON, as determined on 23/06/2023.

6. Demolition and Construction Method Statement reworded into a compliance condition following details approved as part of 230791/APPCON, as determined on 16/08/2023.

12. Submission and approval of noise assessment only required should any ancillary gym within the apart-hotel be provided

14. Contamination assessment is no longer relevant, as it has been satisfied as per approval of details application 230790/APPCON, as determined on 29/06/2023.

15. Contaminated land remediation scheme is no longer relevant, as it has been satisfied as per approval of details application 230790/APPCON, as determined on 29/06/2023.

16. Contaminated land validation report is no longer relevant, as it has been satisfied as per approval of details application 230790/APPCON, as determined on 29/06/2023.

47. Pre-commencement the demolition of No. 146 Friar Street, submission and approval of scheme and details of repair for 12 roof level gables – reworded into a compliance condition following details approved as part of 230789/APPCON, as determined on 23/06/2023.

Additionally, the following conditions are also added to this permission (as per the assessment of the proposals by the Local Planning Authority):

49. Ground floor unit(s) to be used solely for Classes: C1, E (a), E (b), E (c), E (d), E (e) or E (f) uses only (compliance condition).

50. Pre-occupation of apart-hotel submission and approval of photovoltaics details.

51. Opening hours of any future Class E (c), E (d), E (e) or E (f) uses between 06:00 to 23:00 hours on Mondays to Saturdays and 06:00 to 18:00 hours on Sundays and all Bank Holidays and Statutory Holidays.

52. Pre-occupation of any Class E (d) gym use, submission and approval of a noise assessment (including specific reference to structure borne noise).

Review of other conditions as per the original permission, for inclusion on the future decision notice (as per Planning Practice Guidance on flexible options for planning permissions) summarised as follows:

8. Management of refuse and recycling collection details submitted and approved prior to first occupation - no change.

9. Delivery and Servicing Plan (compliance condition) – no change.

10. Installation of glazing and ventilation (compliance condition) – no change.

11. Noise assessment submitted and approved prior to the installation of any externally-located mechanical plant – no change.

13. Pre-occupation of apart-hotel submission and approval of odour assessment – no change.

17. Process if not previously identified contamination is found – no change.

18. Construction, demolition and delivery hours (compliance condition) – no change.

19. No burning of waste on site (compliance condition) – no change.

20. Pre-occupation submission and approval of pest and vermin prevention measures – no change.

22. Compliance condition for SuDS approved in condition above to be completed prior to first occupation of apart-hotel and managed/maintained thereafter – no change.

24. No piling prior to submission and approval of a piling method statement – no change.

35. Compliance condition for all ground floor units fronting onto Friar Street, Queen Victoria Street and the public courtyard to retain 'active window displays' – no change.

36. Pre-occupation details of an external lighting strategy to be submitted and approved, and installed prior to first use of the proposed apart-hotel – no change.

37. Pre-occupation details of a public art strategy to be submitted and approved, and completed prior to first use of the proposed apart-hotel – no change.

45. Within six months of first occupation submission and approval of a final BREEAM Certificate demonstrating a minimum BREEAM rating approved in condition 44 is secured – no change.

46. Compliance condition for the development to be carried out in accordance with the energy measures and carbon reductions achieved in the Energy Statement hereby approved – no change.

#### **B) 240404/LBC**

1. Time limit for Listed Building Consent (standard 3 years)

2. Listed Building works to be carried out in accordance with the approved plans

3. All works to match existing materials, unless where indicated otherwise.

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | <p>4. Prior to the commencement of the relevant works, details for the method of storage and possible re-use of original bricks</p> <p>5. Pre-first occupation of the apart-hotel, monitoring and maintenance scheme for the original staircase on the first floor (adjacent to the new unit 08)</p> <p>6. Prior to the commencement of the relevant works, details of the proposed escape stairs, including fixings to the existing structure.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Informatives</b> | <p>A) 240422/VARIAT</p> <ol style="list-style-type: none"> <li>1. Positive and Proactive Statement</li> <li>2. Highway works</li> <li>3. Traffic Regulation Orders</li> <li>4. Section 106 Legal Agreement as per the original permission remains in place</li> <li>5. Possible requirement for separate advertisement consent / listed building consent in relation to future retail tenants</li> <li>6. Thames Water based informatives</li> <li>7. Protection of nesting birds when undertaking demolition works</li> <li>8. Clarification concerning pre-commencement conditions</li> <li>9. CIL</li> <li>10. Party Wall Act</li> <li>11. Building Regulations</li> <li>12. Terms and conditions</li> <li>13. Reminder regarding the definition of shell and core stages, as per condition 4</li> </ol> <p>B) 240404/LBC</p> <ol style="list-style-type: none"> <li>1. Positive and proactive</li> <li>2. No other works are approved except those as authorised by this Consent.</li> </ol> |

## 1. Executive summary

- 1.1. A series of changes are proposed to a previous approval, as considered by Planning Applications Committee in December 2022 and subsequently granted planning permission and listed building consent following the completion of a s106 legal agreement in May 2023. The previous scheme involved various demolition works, reconfigured uses on the Queen Victoria Street and Friar Street frontages, various extensions and new building elements association with a largely upper floor apart-hotel, a public courtyard and various other associated works. The now proposed scheme seeks the further reconfiguration of 5-15 Queen Victoria Street into 3 commercial units at basement /ground floor level, an increase in rooms and the provision of an apart-hotel entrance on Queen Victoria Street, the remodelling of the extent of new-build elements at 145-146 Friar Street and various other associated works.
- 1.2. The changes have been carefully considered, both individually and collectively. It is considered in overall terms that, whilst some harmful impacts in comparison with the previous scheme are identified, the harmful impacts identified are not so significant or fundamental as to outweigh the significant and numerous benefits previously identified in supporting the previous proposals, enabling these separate section 73 and listed building consent applications to be supported.

## 2. Introduction and site description

- 2.1. The application site comprises a series of buildings fronting onto the south side of Friar Street and the west side of Queen Victoria Street in Central Reading, as shown below in

Figure 1. The site is adjacent to Fife Court on the Friar Street frontage and extends roughly half way along Queen Victoria Street.

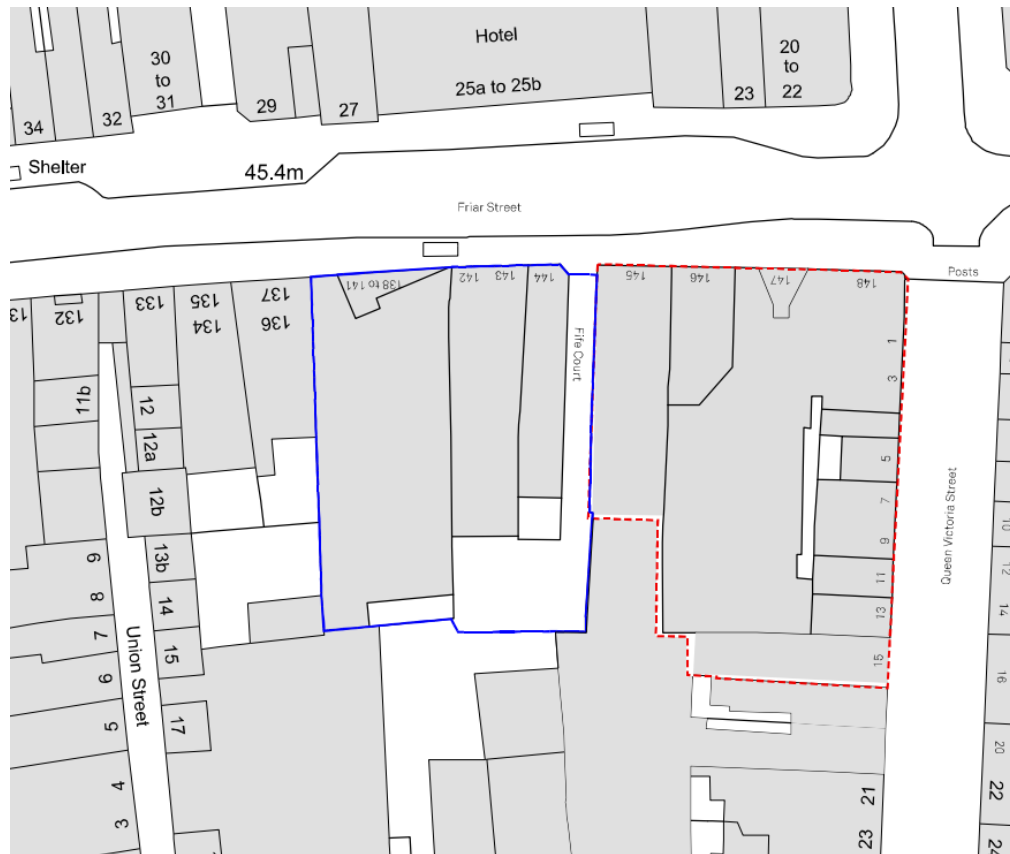


Figure 1: Extract of the submitted Site Location Plan

- 2.2. No's 1-15 (odd) Queen Victoria Street and 148 Friar Street are all Grade II listed buildings, as part of a wider designation which includes further buildings on Friar Street (No's 149 & 150), Queen Victoria Street (No's 17-31 & 2-32) and Broad Street (No's 24-28 & 35-38). These are all basement plus 4-storey (including the upper most floor being set within the roofscape) in height. There are a variety of retail and related commercial uses at the ground and basement floors (148 & 1-3: Black Sheep Coffee; 5: Mobile Kingdom; 7-9: But Is It Art?; 11-13: Rush Hairdressers; 15: vacant (most recently occupied by Xpression Health & Beauty, who have since relocated to Jacksons Corner). The upper floors comprise vacant former offices, with an officer site visit on 10/11/2023 showing that internal works appeared to have commenced in association with permission 221233 at the site. The area to the rear of these buildings previously comprised a series of more modern extensions. These were demolished in 2023, with demolition works commencing on 01/10/2023 according to a representative of the applicant as per application 231223 at the site (see relevant history below). There is existing scaffolding at the site in order to protect the listed building and as part of roof level repairs, which the agent of the applicant confirmed during the course of this application is scheduled to be removed in August 2024. The listing as a whole states:

*A circa 1894 commercial street with returns to Broad and Friar Streets. Probably by Joseph Morris. Dutch gabled free Baroque style. 3 1/2 storeys, yellow brick and terracotta with dividing Ionic pilasters. Dentil cornice. Pilasters to dormers, broken pediments above. An elongated pattern of shallow bays to 1st and 2nd floors 4:2:1:1:1:1:3. Mullion and transom window to bays, sashes with architraves (and pediments on 1st floor) to rest. Modern shopfronts, retaining cornice to fascia and scroll brackets to pilasters, only one shop retains prewar shopfront. Large returns to Broad Street. The return to east (No 28 Broad Street) supported by No 26 (dated 1894, grey brick with red terracotta dressings) and by No 24 (an early C20 Bank with -large shaped pediment doorway on corner to Cross Street; red brick with stone dressings and stone fret patterns to gables).*

- 2.3. No. 147 is subject to a standalone Grade II listing, and again is basement and 4- storey in height (as shown below in Figure 2, next to the scaffolding). There are two occupiers either side of the recessed entrance at ground floor level (Timpson and Amy Nails), with the former offices on the upper floors in a poor state of disrepair. The listing is as follows:

*Circa 1880s. 3½ storey commercial frontage. Painted brick with stone voussoirs and dressings. Cornice and parapet. 3 high segmental headed dormers with ramped moulded coping between and modillion cornices, centre 2-light. These and 3 pairs of windows on 2nd floor are plate glass sashes. 4 depressed arches on 1st floor under cornice and fascia with outer pilasters and dividing fluted columns with Corinthian caps. Cornice and fascia over ground floor shop front of similar pattern with recessed entrance. The 2 storey shop front is the main interest of this building and it is included for that reason.*



Figure 2: The application site looking south from the junction of Station Road, Friar Street and Queen Victoria Street (07/06/2024)

- 2.4. No. 146 Friar Street is basement and 3-storeys in height, with an active retail use at basement and ground floor level (Reading Food & Wine) and now vacant upper floors (the previous recruitment agency occupiers are now located on Queens Road). This building is not listed and is not considered to be of any particular architectural value.
- 2.5. No. 145 Friar Street is basement and 4-storeys in height, with WHSmith occupying the ground floor (as part of a wider operation which extends to a separate building fronting Broad Street – although there is no division between the buildings at ground floor level within the retail space) and office uses above. Based on an unaccompanied officer site visit on 07/06/2024 it appeared that at least some of the upper floors were still occupied, with the agent for the applicant subsequently confirming that the majority of the upper floors are now vacant, but there is a residual tenant in occupation. This building is not listed, but has some architectural value, notably the early 20th Century front facade above the modern ground floor shopfront.
- 2.6. The following designations and information in relation to the application site is noted:
- The site is not specifically allocated for development within the local plan;
  - The site is within the boundary of the Reading Central Area (Policies CR1-10);
  - The site is within the Primary Shopping Area, Central Core and Office Core (Policy CR1);
  - Both the Friar Street and Queen Victoria Street frontages are designated primary frontages in Central Reading as existing (Policy CR7);
  - The Queen Victoria Street frontage is characterised by small shop units (Policy CR8);
  - The site is within an Air Quality Management Area (Policy EN15);
  - The site is located within a low tree canopy cover ward (Reading Tree Strategy)

- The site is within an area of Archaeological potential (Policy EN2);
- The site is within the 'Station Hill and around' town centre district heating cluster (paragraphs 8.7 – 8.10 of the Sustainable Design and Construction SPD);
- The site is in a Smoke Control Zone;
- Friar Street is part of the classified highway network (Policies TR1-3) and identified for the proposed Mass Rapid Transit route (Policy TR2);
- Both Friar Street and Queen Victoria Street are specified cycle routes (Policy TR4);
- Friar Street is used by buses and has access restrictions in place during certain times of the day. There is a 24 hour restriction in place for Friar Street westbound (except for buses and taxis) and time restricted access Friar Street eastbound between 7am – 11am and 4pm – 7pm and restricted access to Market Place. A section of a 'no stopping' red route has been introduced east along Friar Street. This restriction means vehicles will not be allowed to stop unless they are within a dedicated loading bay;
- The site is located within Zone 1 of the adopted Parking Standards and Design SPD, which is an area at the very heart of Reading Borough. This area is well served by rail and bus links and also contains the largest proportion of public car parking spaces;
- The site is outside one of the three major opportunity areas within Central Reading, with the Station/River MOA (Policy CR11) being to the north of the site. In figure 5.3, which accompanies Policy CR11, the site (together with the site to the east) is identified as being a nearby sensitive location – heritage assets;
- Friar Street is also identified for the proposed Mass Rapid Transit route and Station Road is identified as a key movement corridor (pedestrian and/or cycle)
- The site is outside a designated tall buildings cluster;
- The site is outside of a designated conservation area, but is within 105m of Market Place / London Street Conservation Area (to the east);
- The site is nearby to a number of other listed buildings and locally listed buildings, as shown below in Figure 3:

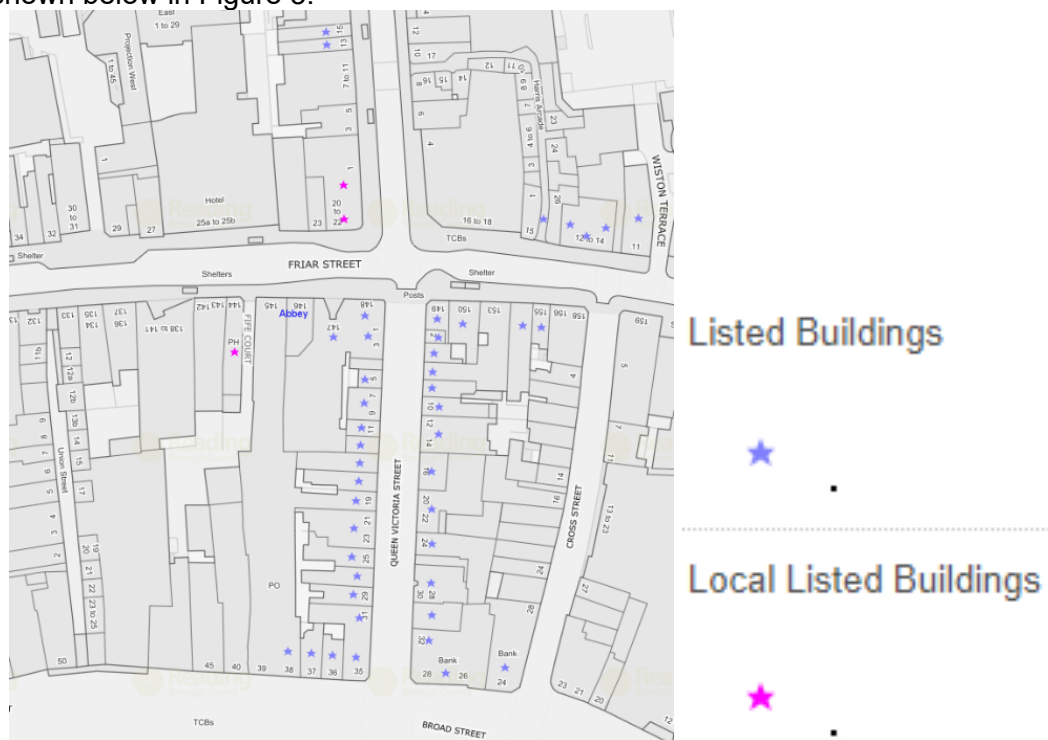


Figure 3 - Listed and locally listed buildings at and nearby the site

- 2.7. The surrounding area comprises a mix of uses, predominantly commercial in use within this Central Reading location. There are a largely retail and related uses at ground floor level, with largely office, serviced apartment and residential uses on the upper floors. The surrounding scale and nature of buildings vary, with a range of styles and forms, with numerous listed buildings or locally listed buildings (see above).
- 2.8. This applicant is specified on the application form as Thackeray Estates Reading Investments Ltd. Information submitted with the previous application at the site (ref 221232/221233) stated that Thackeray Estates Group Ltd also owns nearby sites at 138-

141, 142-143, 144, 149-150 and 156-158 Friar Street, 2-4 Queen Victoria Street, 1 Station Road and 70-72 and 200-202 Broad Street. On the assumption that these ownerships have not changed since the original application, the applicant would therefore own three quarters of the buildings on the Station Road, Queen Victoria Street and Friar Street junction.

- 2.9. The application is being considered at Planning Applications Committee as the proposal constitutes changes to a 'major' development. This is given that Practice Guidance on Flexible options for planning permission confirms that:

*"Permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the original permission, which remains intact and unamended. It is open to the applicant to decide whether to implement the new permission or the one originally granted".*

- 2.10. Given this context and the floorspace involved in the proposals exceeding 1000sqm, officers consider that it is appropriate for the scheme to be reported to the Planning Applications Committee. The listed building consent application is intrinsically linked to the planning application, so it is appropriate for it to be considered by the Planning Applications Committee too.

### **3. The proposal**

- 3.1. A series of amendments are proposed to planning permission 221232/FUL, which was granted following completion of a s106 legal agreement on 24/05/2023 for:

*Demolition of No. 146 Friar St and structures to rear and partial demolition of No. 145 Friar St and various external works to other existing buildings, as part of redevelopment to provide: reconfigured basement and ground floor uses (Class E(a) or (b)) on Friar St and Queen Victoria St frontages and proposed apart-hotel (Class C1) at part-basement, part-ground and on all upper floors; part-two, part-three storey rear extension to No's 5-15 (odd) Queen Victoria St; replacement basement and five storey building at No. 145 Friar St and two-storey roof extension to No. 146 Friar St; proposed public courtyard accessed via Queen Victoria St walkway; roof level plant; and various other associated works.*

- 3.2. This permission, and the accompanying listed building consent 221233/LBC, were considered by the Planning Applications Committee on 07/12/2022. The applicant has explained the rationale for the now amended proposals are in order to bring forward a viable scheme, in contrast with what the applicant has now judged to be an unviable permitted scheme. More specifically, the applicant advises at paragraph 1.4 of the supporting Planning Statement that the approved scheme is unviable, namely that tendering for the works has established that, *"The cost to complete the works is significantly greater than the initial cost estimates produced prior to submission of the application"*. Moreover, the applicant also specifies that *"the market interest in occupying the retail units as approve[d] is not there, especially at a rate that could assist with viability"*. Together, these factors means *"the Applicant's lender... will not support nor fund such risk"*, effectively meaning the applicant has specified that the permitted scheme will not come forward owing to a lack of funding to implement this scheme. The applicant's Planning Statement however advises that *"The Applicant has faith in the overall proposal"* (paragraph 1.5), with the proposed amended scheme *"retain[ing] the key benefits of the approved scheme but in a more viable and market aligned scheme"* (paragraph 1.6).

- 3.3. The proposed amendments are being sought via a section 73 application, to substantially alter the wording of conditions 2 (approved plans), 34 (maximum number of apart-hotel rooms), 41 (Class E(a) opening hours), 42 (Class E(b) opening hours) and 43 (Ancillary ground floor use opening hours). Furthermore, given a number of conditions already specifically reference particular plans, which are being sought to be amended under condition 2, this facilitates these conditions being required to be sought to be varied too; this relates to conditions 3, 4, 7, 21, 23, 25, 26, 27, 28, 31, 32, 33, 38, 39, 40, 44 and 48. Moreover, the applicant is also simultaneously seeking the removal of conditions 29

(specific ground floor units being solely Class E(a) uses) and 30 (specific ground floor units being solely Class E(a) or E(b) uses).

3.4. A separate application for standalone listed building consent (ref 240404) for all of the originally approved works (as per 221232 / 221233) and the now proposed alterations (described below) is also proposed.

**3.5. A summary of the main changes to the scheme are:**

- The reconfiguration of the basement and ground floor spaces along Queen Victoria Street from 4 (existing) and 6 (previously approved) units to 3 proposed units and a standalone entrance to the apart-hotel. On Friar Street, the same number of units as approved are proposed (3), but the spaces have been remodelled at points.
- Reduction in the footprint of the built development at the southern end of the eastern and western sides of the inner courtyard, at upper floor level, with the introduction of external escape stairs at these points too.
- Rear dormer alterations at 3rd floor level on the rear (west) elevation of 5-15 Queen Victoria Street.
- A minor increase in excavation at basement floor level beneath No. 146 Friar Street.
- A series of internal alterations throughout the apart-hotel, increasing the number of rooms within the apart-hotel from 104 to 107 and omitting the ancillary gym and residents' laundry at basement floor level.
- The omission of the 'blue roof' (solely a 'brown roof' is now proposed) and changes to the rooftop plant areas.
  - For information, a blue roof is roof which retains and controls the flow of rainwater, rather than a conventional roof which allows rainwater to simply drain from the roof. It forms part of a SuDS strategy. A brown roof is a roof surfaced with broken substrate e.g. broken bricks, which then provides a habitat for wildlife or growing medium for plants.
- Remodelling of the extent of new-build elements at 145-146 Friar St, including increasing the roof level height of No. 146 to align with the already approved height of No. 145 and increase in footprint.
- Increasing the permitted operating hours of the ground floor uses, enabling the units to open from 6am (rather than 7am as approved).

3.6. A comparison of the floorspace areas associated with the as existing, as approved (as per 221232) and as proposed units fronting Friar Street and Queen Victoria Street is provided in Appendix 1. The proposed scheme, in comparison with both the existing and approved situations, seeks to marginally increase the amount of ground floor space and overall floor space in these uses at basement and ground floor level.

3.7. As part of the remodelling of the basement and ground floor spaces, the applicant is seeking to remove conditions 29 and 30 of the original permission. These conditions limited retail units 01, 02, 07 and 08 for Class E(a) (Display or retail sale of goods, other than hot food) only and units 03, 04 05, 06, 09 and 10 for Class E(a) or Class E(b) (Sale of food and drink for consumption (mostly) on the premises) uses only. The applicant is also seeking to vary conditions 41, 42 and 43 of the original permission to alter the opening hours of any future Class E (a) or E (b) or ancillary ground floor use from 07:00 hours to 06:00 hours.

3.8. It is also notable that the proposals now seek to provide 107 apart-hotel rooms, rather than the 104 approved under the original permission. The units have been remodelled internally, with all including shared living/dining/kitchen/bedroom spaces (meaning no dedicated bedrooms are proposed, unlike the approved scheme where 16 were shown

on the plans). All units continue to provide 1 double bed per room and include en-suite bathrooms. 106 of the 107 rooms are shown to include a kitchenette, with the exception being unit 12 at fourth floor level. As a general rule, the units are now slightly smaller than approved, with the remodelling of the approved larger units creating an overall increase in rooms, despite reductions in the overall footprint of the upper floors. A breakdown of the apart-hotel rooms, in comparison with the approved scheme, is specified below in Figure 4:

|        | <b>Approved scheme 221232</b>     |                               |                               | <b>Proposed scheme 240422</b>     |                               |                               |
|--------|-----------------------------------|-------------------------------|-------------------------------|-----------------------------------|-------------------------------|-------------------------------|
| Floor  | Total number of apart-hotel units | Minimum & maximum floor areas | Units with dedicated bedrooms | Total number of apart-hotel units | Minimum & maximum floor areas | Units with dedicated bedrooms |
| First  | 33                                | 20 – 31.2sqm                  | 6                             | 32                                | 18.5 – 30.2sqm                | 0                             |
| Second | 31                                | 20 – 45.5sqm                  | 5                             | 32                                | 18.5 - 30.9sqm                | 0                             |
| Third  | 30                                | 19.9 – 43sqm                  | 5                             | 31                                | 18.5 - 26.9sqm                | 0                             |
| Fourth | 10                                | 19.9 – 25.1sqm                | 0                             | 12                                | 19 – 23.2sqm                  | 0                             |
| Total  | 104                               |                               | 16                            | 107                               |                               | 0                             |

Figure 4 – Floor-by-floor breakdown of the apart-hotel rooms, as approved and now proposed

- 3.9. In terms of a floor-by-floor breakdown of the proposed changes, these are summarised in Appendix 2. All of the plans and information submitted and considered is provided within Appendix 3.
- 3.10. During the course of the application's consideration, revised plans and elevations were submitted to correct a number of inaccuracies and inconsistencies identified by officers on the originally submitted plans. Clarifications on the extent and nature of the proposals was also provided at various points too. The applicant also supplied further detailed plans in relation to the extent of internal works at the ground floor of No's 5-15 Queen Victoria Street and in respect of the proposed escape stair elevations. Furthermore, discussions regarding the approach and detailed wording of various conditions were undertaken during the course of the application too.

#### Community Infrastructure Levy

- 3.11. In terms of the Reading Community Infrastructure Levy (CIL), the proposals are a CIL liable development. The applicant has submitted a completed CIL form and plans illustrating the methodology behind the floorspace figures specified. A Section 73 CIL calculation is a complex calculation, with this further complicated by the original permission having already been partly implemented (through partial demolition works).

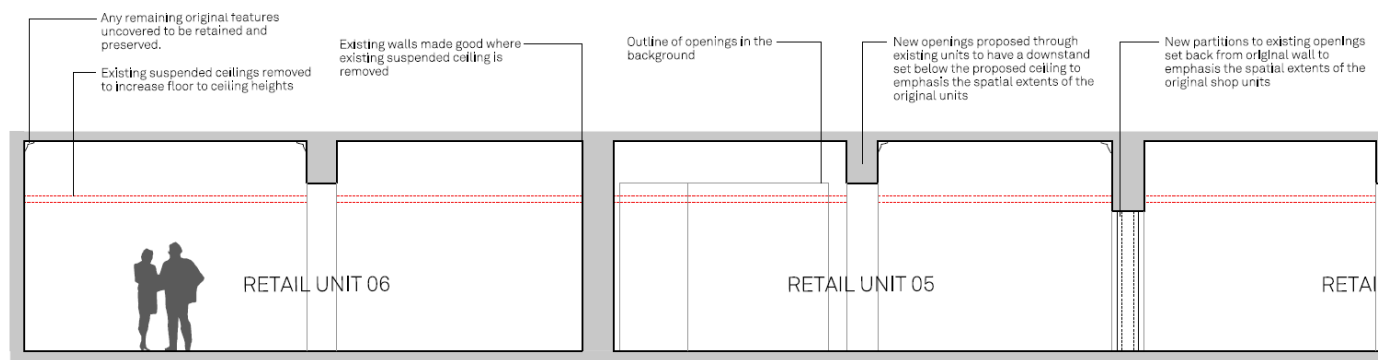
## **4. Planning history**

- 4.1. There is an extensive planning history associated with the application site, both the site as a whole and individual parts of it. This is specified in full at Appendix 4. In short, permission and consent was granted in May 2023 (Ref 221232/FUL / 221233/LBC) for the proposals now sought to be amended. Since that permission a number of the conditions have been approved, including details associated with the repair of the 12 roof level gables (Ref 230789/APPCON). Those gable works are underway and nearing completion, with the agent for the applicant specifying that the scaffolding around the exterior of the site is anticipated to be removed in August 2024. Various internal works have also commenced. In addition, a separate permission (Ref 231223) was granted in November 2023 for demolition works to the rear of the buildings which front onto Queen Victoria Street and Friar Street, with this application being granted retrospectively having commenced in October 2023.

## **5. Consultations**

Internal / External:

- 5.1. RBC Transport advise that in principle there are no significant changes which would raise a highways objection. However, the level of detail shown in terms of cycle parking is less than at the time of the original permission. Previously Sheffield-type stands were shown, resulting in condition 7 being a compliance worded condition. On the now submitted plan, the type and layout of cycle parking has not been indicated. Accordingly, condition 7 will be required to be revised for details to the submitted prior to occupation.
- 5.2. The RBC Conservation Officer initially raised concerns and sought more detail in respect of the proposed approach towards the amalgamation of the small ground floor units/shops along Queen Victoria Street. This would result in partial removal of the original walls dividing historic shops. Although the proposed shopfronts would continue to reveal the original faces of small units, on the rear the originally proposed four doors would be replaced with two doors showing the new layout of larger units. Given the upper floors would not preserve the original layout, the enlargement of shops on the ground floor would be harmful to the listed building. However, it is also noted that the walls would not be totally removed, and there would be some fragments of the original layout. As such, the harm would be less than substantial at a moderate to low level (within the context of paragraph 205 of the NPPF). During the course of the application the applicant has helpfully submitted additional plans to more clearly show the exact level of work (see Figure 5 below), demonstrating the removal of existing suspended ceilings and the retention of 'downstands' to illustrate the original path of the walls. These works will involve the removal of original brickwork, with a suggested condition to store and potentially re-use these bricks.



01 - Section through Ground Floor Retail Units

Figure 5 – Proposed section through the Queen Victoria Street units

- 5.3. The area of the proposed courtyard area would essentially be the same as previously approved. It is noted that lightweight metal escape stairs are now proposed at the southern end of the courtyard, which are acknowledged to be of a basic contemporary design, which may jar slightly with the character of the courtyard space. However, they are considered to be a suitable solution for the required function. More details relating to the fixings of the stairs to the existing structure and detailed sections should be secured via condition.
- 5.4. The sole change on the Queen Victoria Street façade, in comparison with the approved scheme, involves providing a double door entry point for the proposed apart-hotel. This follows the same design approach as the consented scheme, which is considered appropriate. On the Friar Street elevation, the proposed zinc finish roof would be larger than the approved one, but it would not dominate the Listed building. The new façade arrangement at No's 145-146, with fewer windows and a higher top floor would not be the best or ideal solution, as the additional floor would look disproportionate to the height of floors below and higher than the ridge of the listed building. It is considered that these factors would decrease the design quality of the proposed development, but the advantages of making these changes to facilitate the remodelling of the internal layout, to enable a more efficient built scheme, are acknowledged. Within the internally-facing courtyard elevation, there are no objections in respect of the reduction of the mass and number of dormer windows, as proposed, in the context of the approved scheme.

- 5.5. In terms of the internal works proposed, no concerns are raised in relation to the new excavation at basement level, with the retention of stairs from the proposed ground floor units to the basement level noted as a favourable element of the proposals. Internal works on the first, second and third floors, such as replacing windows with doors, the removal of historic walls, and enlarging a window, would cause less than substantial harm at a low level to the significance of the Listed building. With specific regard to the upper floor staircase adjacent to apart-hotel unit 08 at first to third floor level, the applicant specifies that it has no function in the apart-hotel, so whilst it is preserved for heritage benefits, it will be sealed closed for fire protection reasons. It is considered that whilst this would technically not cause harm to the historic fabric, information regarding a scheme for the maintenance of the staircase in the future, including a strategy for access, should in this case be secured via condition.
- 5.6. In overall terms, the proposed development would result in less than substantial harm at moderate to low levels to the special interest of the Listed building. In such instances, as per paragraph 208 of the NPPF, *'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'*.
- 5.7. Should consent be granted, it should be subject to the standard listed building consent conditions (implementation timescales, approved plans and matching materials unless where otherwise specified) and those referenced above in relation to: 1) details for the method of storage and possible re-use of original bricks 2) monitoring and maintenance scheme for the original staircase on the first floor (adjacent to the new unit 08) and 3) details of the proposed escape stairs, including fixings to the existing structure.
- 5.8. RBC Environmental Protection (EP) advise the following:
- condition 6 (in respect of the Demolition and Construction Method Statement) should be reworded into a compliance condition, given details have already been approved as part of 230791/APPCON.
  - Condition 12 (noise) should be reworded to only be required an ancillary gym within the apart-hotel be provided
  - Conditions 14, 15 and 16 (contaminated land) are no longer relevant as details have already been approved as part of 230790/APPCON.
  - No changes to previously EP recommended conditions 10, 11, 13, 17, 18, 19 and 20 are required, which remain relevant and necessary.
- 5.9. However, it is also noted that the applicant has not submitted any addendum air quality, mechanical and electrical services or noise and vibration impact assessment reports, instead specifying that that no changes are proposed and therefore the same conclusions are reached. EP officers specifically requested succinct technical notes from the original report authors to verify the position of the applicant. The applicant chose not to submit the requested technical notes and instead reiterated its original position. EP officers consider this to be a concern and shortcoming associated with the proposals.
- 5.10. RBC Natural Environment initially raised a query in relation to condition 21 (SuDS) and the now proposed plans omitting reference to blue roofs, with only brown roofs now indicated. The applicant clarified that blue roofs were no longer necessary, with Thames Water discharge requirements met through the altered drainage strategy. RBC Natural Environment have no formal comment on this, bearing in mind the RBC Lead Local Flood Authority (see separate comments below) has confirmed satisfaction with the updated strategy. It is however noted that blue roofs can also reduce water consumption with irrigation of brown roofs, as well as reducing water runoff.
- 5.11. Initial queries were also raised in relation to whether a green wall was still proposed, as none appeared to be specified on the originally submitted proposed plans (in contrast to the previously approved plans). During the course of the application an area of green wall was indicatively shown, albeit the level of detail is lacking (the exact size on the south

elevation of the fire escape stair at first floor level is unclear), making it uncertain whether this would be a positive addition. Details should therefore be secured as part of the landscaping condition (25) as per the previous permission, together with those associated with the extended areas of brown roof. This part of the condition will remove the original specific reference to blue roof details, as these are no longer proposed. The wording of this condition will also be required to be updated to reference the updated plans submitted.

- 5.12. In conclusion, this s73 application is supported in terms of landscaping. The now proposed green wall is unlikely to be in an ideal location, but it is unclear if any better location is available.
- 5.13. The RBC Ecology Consultant (GS Ecology) advises that condition 26 relates to ecology, with this application updating the plans referenced in the condition. GS Ecology advises that the updates will not significantly affect the condition requiring a scheme showing biodiversity enhancements and that there are no objections to this application on ecological grounds.
- 5.14. RBC Lead Local Flood Authority has no objection to the minor change to the condition and the latest SuDS information submitted.
- 5.15. RBC Waste Services has confirmed that the condition and comments at the time of the original permission remain relevant and appropriate in this instance.
- 5.16. Berkshire Archaeology advises that a planning condition should secure a programme of work including a written scheme of investigation to mitigate the impacts of the development, given the site is within an area of archaeological significance and archaeological remains may be damaged by ground disturbance. The wording of the recommended condition differs from that secured under the previous permission, given in the intervening period Berkshire Archaeology has reviewed its recommended condition, with the now proposed wording reflecting latest best practice.
- 5.17. Historic England was separately consulted on both applications. Separate responses advised that Historic England are not providing advice in either case. Historic England also specify that this should not be interpreted as comment on the merits of each application. Historic England suggest that the views of RBC's specialist conservation and archaeological advisers are sought.
- 5.18. Royal Berkshire Fire and Rescue Service comments that at planning application stage there is no duty placed upon the Fire Authority to make any comment relative to the application. Structural fire precautions and means of escape provision will have to satisfy the Building Regulations. Initial comments are raised that access must meet Section B5 of Approved Document B of the Building Regulations, with guidance provided regarding this within the response received.
- 5.19. For completeness, all those who were consulted at the time of the original application was consulted as part of this application. At the time of writing, no responses have been received in relation to this application from the following consultees: RBC Access Officer; RBC Building Control; RBC Leisure; RBC Licensing; Reading's Economy & Destination Agency (REDA); Southern Gas; SSE Power Distribution; CCTV Officer at Thames Valley Police; Designing Out Crime Officer at Thames Valley Police; and Thames Water. Should any responses subsequently be received in the intervening time between the publication of the officer report and the committee meeting, these will be reported in an update report.

#### Public consultation

- 5.20. Two site notices (referencing both applications) were erected at the site on 26/04/2024, seeking any comments by 17/05/2024. Press notices (in relation to both the planning and listed building applications) were published on 02/05/2024, expiring on 23/05/2024. Various relevant neighbouring addresses on Queen Victoria Street and Friar Street were also consulted via letter in relation to solely the s73 application, as were 39 Broad Street and 1 Station Road. These were produced to be sent on 26/04/2024, expiring on 17/05/2024.

- 5.21. One objection letter of objection has been received. Although this referenced the listed building application number (240404), the matters raised relate to the s73 application (240422), so are considered within this context too:

*It would seem the redevelopment includes amalgamating the smaller retail units to create larger ones. I cannot understand why the developer would want to do this. It is well known (including nationally) how difficult it is to fill larger retail units in particular with the costs of rentals and business rates in the town centre. Smaller units are easier to fill with small, independent and growing businesses. We need to ensure units are not vacant, especially along Queen Victoria Street which is a gateway into the town centre. We would like to ask the Planning Officers to challenge this, push for smaller units to be made available to encourage the growth of independent and SME businesses in the town centre and reduce the number of larger, empty units.*

#### Local Groups

- 5.22. Both the Reading Conservation Area Advisory Committee (CAAC) and Reading Civic Society were consulted on the s73 application. No responses have been received.

## **6. Legal context**

- 6.1. Section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.
- 6.2. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 6.3. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).
- 6.4. In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).
- 6.5. Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:

NPPF December 2023, relevant sections:

- 2. Achieving sustainable development
- 4. Decision-making
- 6. Building a strong, competitive economy
- 7. Ensuring the vitality of town centres
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

National Planning Policy Guidance (2014 onwards)

## 6.6 Reading Borough Local Plan 2019

CC1: Presumption in Favour of Sustainable Development  
CC2: Sustainable Design and Construction  
CC3: Adaptation to Climate Change  
CC4: Decentralised Energy  
CC5: Waste Minimisation and Storage  
CC6: Accessibility and the Intensity of Development  
CC7: Design and the Public Realm  
CC8: Safeguarding Amenity  
CC9: Securing Infrastructure  
EN1: Protection and Enhancement of the Historic Environment  
EN2: Areas of Archaeological Significance  
EN4: Locally Important Heritage Assets  
EN6: New Development in a Historic Context  
EN9: Provision of Open Space  
EN12: Biodiversity and the Green Network  
EN14: Trees, Hedges and Woodland  
EN15: Air Quality  
EN16: Pollution and Water Resources  
EN17: Noise Generating Equipment  
EN18: Flooding and Drainage  
TR1: Achieving the Transport Strategy  
TR3: Access, Traffic and Highway-Related Matters  
TR4: Cycle Routes and Facilities  
TR5: Car and Cycle Parking and Electric Vehicle Charging  
RL1: Network and Hierarchy of Centres  
RL2: Scale and Location of Retail, Leisure and Culture Development  
OU5: Shopfronts and Cash Machines  
CR1: Definition of Central Reading  
CR2: Design in Central Reading  
CR3: Public Realm in Central Reading  
CR4: Leisure, Culture and Tourism in Central Reading  
CR6: Living in Central Reading  
CR7: Primary Frontages in Central Reading  
CR8: Small Shop Units in Central Reading  
CR11: Station/River Major Opportunity Area

## 6.7 Reading Borough Council Supplementary Planning Documents

### Topics

Affordable Housing (2021)  
Design Guide to Shopfronts (2022)  
Employment, Skills and Training (2013)  
Revised Parking Standards and Design (2011)  
Planning Obligations under Section 106 (2015)  
Sustainable Design and Construction (2019)

### Sites:

Reading Station Area Framework (2010)  
Station Hill South Planning and Urban Design Brief (2007)

## 6.8 Other relevant documentation

Review of the Reading Borough Local Plan 2019 – March 2023  
Reading Borough Local Plan Partial Update – Consultation on Scope and Content (under Regulation 18), November 2023  
Reading Borough Council Tree Strategy (March 2021)  
BRE Site Layout Planning for Daylight and Sunlight – A guide to good practice, (BR 209 2022 edition)

Market Place / London Street Conservation Area Appraisal (2007)  
 Reading Borough Council Tree Strategy (March 2021)  
 Reading Biodiversity Action Plan (March 2021)  
 The National Design Guide (2019)  
 The National Model Design Code (July 2021)  
 Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking (Historic England, 2015)  
 Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) The Setting of Heritage Assets (Historic England, 2017)  
 Conservation Principles Policies and Guidance (Historic England 2008)  
 Guide to the Conservation of Historic Buildings (British Standards Pub. BS 7913:2013, 2015)

## 7. Appraisal

- 7.1. The Planning Practice Guidance on flexible options for planning permissions confirms that section 73 applications are considered against the...

*“...Development plan and material considerations, under section 38(6) of the 2004 Act, and conditions attached to the existing permission. Local planning authorities should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission”.*

(Annex A: summary comparison table of the flexible options for planning permissions planning practice guidance)

- 7.2. With this context in mind, many of the matters that have already been considered appropriate, are not repeated in this assessment, in view of the overriding policy context not changing so significantly in the intervening time to alter those findings. Furthermore, technical matters not impacted by the proposed changes are not explicitly referenced within this appraisal, with consultation responses in section 5 of this report and conditions included on the original permission satisfying these elements satisfactorily (barring in a number of instances an update to the plans referenced). Instead, as per the guidance above, the focus of attention is national and local policy and other material considerations which have changed significantly. Firstly, since the original decision was issued in May 2023, the NPPF has been updated (most recently in December 2023). The local policy context has not significantly altered, with the same Local Plan (2019) still in place, although the Local Plan is in early stages of being updated with consultation on the scope and content taking place in November 2023.

- 7.3. It is also relevant to acknowledge from the outset of this appraisal that, from a procedural perspective, it is considered appropriate for these proposals to be presented as a section 73 application. The three recent Case Law cases of *Finney*, *Armstrong* and *Fiske* have all been considered, with the proposals not changing operative wording of the original description of development (as per *Finney*), that the scope of the changes align with the approach taken in *Armstrong* and do not create a fundamental conflict between the conditions and the permission (*Fiske*).

- 7.4. With the in mind, the main considerations for the amendments proposed are considered to involve:

- i) Land use considerations
- ii) Design and Heritage matters
- iii) Quality of accommodation for future occupiers
- iv) Amenity impacts

### i) Land use considerations

- 7.5. Two of the main elements of the proposed amendments revolve around land use considerations. First, the proposals seek to amalgamate units along Queen Victoria

Street. Secondly, the proposals also seek to remove condition 29 and 30, which presently control the uses of the approved ground floor uses along Friar Street and Queen Victoria Street, with some units solely permitted for Class E(a) use and others for either Class E(a) or E(b) uses only. Each matter is discussed in-turn.

### Amalgamation

- 7.6. As existing, No's 5-15 (odd) Queen Victoria Street contains four separate units. The approved permission at the site incorporates six separate units within this frontage. The now proposed scheme seeks to amalgamate the four existing units (and six as approved) into three units (see Appendix 2 for comparative floor plans). The applicant is aware that Policy CR8 (Small Shop Units in Central Reading) states that within areas characterised by small shop units (for which Queen Victoria Street is such an area and small units are defined as being less than 75sqm in size), the amalgamation of individual shop fronts will not be permitted. The supporting text to the policy clarifies that this is necessary in order to maintain and enhance the vitality, diversity and retail offer of the centre of Reading.
- 7.7. Accordingly, the applicant has submitted evidence to seek to justify the proposed amalgamation. First, the applicant notes that No's 7-9 (occupied by But Is It Art?) and No's 11-13 (Rush Hairdressers) are already double shop units, with only No. 5 (Mobile Kingdom) as existing being below 75sqm in size. Please see Appendix 1, and visually in Figure 6 below, which is the case should the basement floorspaces also be taken into account.



Figure 6 – visual provided by the applicant showing the existing units at No's 5-15 (odd) Queen Victoria Street.

- 7.8. In addition, the applicant has provided a series of further justification, summarised as:
- Larger units will increase the chance of letting the units.
  - Larger units reduce the risk of late or missed rental payments, specifying that rent arrears within the owner's Reading portfolio is all *"attributed to the smaller independent businesses"*.
  - Larger units are more *"resilient to economic downturns due to their diversified operations and market reach"*.
  - Larger units can *"serve as an anchor tenant, drawing customers and other businesses to the scheme and wider Queen Victoria Street"*.
  - There has *"been no interest at even discount to market rents for the small retail units. Only interest shown was for larger units"* based on a three year marketing period. It is also specified that, *"the Applicant has two offers from national retailers that will anchor the scheme"*.

- *“Independent retailers were a key aspiration for the Applicant and one they have tried to cultivate since the inception... [the applicant has] encountered significant periods of vacancy or non-payment of rent from many of the independents, including offering free rent. As the cost to build has risen together with interest rates, the lender now will not fund the development without secure covenants in place... offers from a well-funded and established business have been made and is the only viable way to move this scheme forward”.*
  - The units and intended tenants “will attract people to this part of the town centre and will achieve the vision of attracting businesses, shoppers, visitors, workers, students and investment into Reading Town Centre”
  - Policy CR8 seeks to protect ‘shop fronts’ – the proposal upgrades and restores the historically appropriate appearance. *“The ‘shop fronts’ will not be amalgamated, and the works of improvement will result in a material benefit to the frontage”.*
  - Since the ‘as approved’ scheme, the high street has evolved and the ‘as approved’ scheme is no longer feasible.
- 7.9. The applicant concludes that, *“extensive marketing has been completed that the small units are not desirable nor viable, therefore, without the change, quite simply this scheme fails to come forward. But in any event, the scheme, when compared to existing, will only lose one small shop, the rest being 125sqm to 199sqm in size”.*
- 7.10. Officers consider that it is evident that the proposals do not comply with Policy CR8, as put simply they will result in four existing units being amalgamated into three. However, through a combination of the supporting information submitted by the applicant (as summarised above), together with the wider benefits of the proposals as a whole (as detailed in section 9 below), on balance the proposed amalgamation of a single unit is considered to be appropriate overall. It is also relevant to note at this point that there is no policy basis for resisting the loss of specific existing occupants at the site; permission runs with the land in relation to the use(s) as proposed only and has been assessed as such.

### Uses

- 7.11. Turning to consider the ground floor uses, which is applicable to both the Friar Street and Queen Victoria Street frontages, the applicant is seeking to remove conditions 29 and 30 of the original permission, which permits Class E(a) uses only within some units and Class E(a) or E(b) uses within other permitted units. This was agreed through negotiation with the applicant at the time of the previous application. This was required owing to the Policy CR7 (Primary Frontages in Central Reading) context, where proposals which result in the loss of Class E(a) or E(c) (referenced in the policy under the pre-September 2020 amendments to the use class order of Class A1 or A2) use such that the proportion of length of the frontage in the street in Class E(a) or E(c) falls below 50% will not be permitted, unless the proposal introduces a use that makes a positive contribution to the overall diversity of the centre. The officer assessment at the time of the previous application therefore necessitated some units being permitted for solely Class E(a) use and other for Class E(a) or E(b) uses, to retain the 50% rates within the frontage within Class E(a) or E(c) use, in accordance with Policy CR7.
- 7.12. The applicant now seeks to remove these conditions restricting the uses. A summary of the justification by the applicant is as follows:
- There are no restrictions on the use of the existing units/uses, *“put simply, planning permission is not required to change the existing uses from retail (Ea) to say food and drink (Eb)”.*
  - Class E was introduced in 2020 via the (then) Government’s White Paper – Planning for the Future, to provide flexibility for business to adapt to meeting changing economic and social needs... it did not state *“Council’s shown keep applying rigidity to the high street and not allow changes”*

- Barring No. 146 Friar Street, the shop units are not being lost, they are being extended.
- The as approved scheme was “reluctantly agreed” by the applicant, but “goes beyond the intention of the [then] Government when they amended the Use Classes Order”. Policy CR7 (November 2019) is superseded by the Use Classes change in September 2020. Adding “this level of prescription goes completely and whole heartedly against [then] Government policy and will make the site overly difficult to let”.
- “There are already vacancies in the Reading town centre, there is a real concern for the high street, the application of an outdated policy will not do anything to arrest that decline and will place the entire viability of this scheme coming forward in jeopardy”.
- “The Applicant has two offers from national retailers that will anchor the scheme. However, the interest secured will fall away if they do not get permission to vary the use class... The Applicant needs the ability to re-let the scheme, having restrictions put in place to prevent certain uses operating on the high street counteracts this and makes re-letting an almost impossible task”.

7.13. Officers have carefully considered the various information submitted by the applicant in support of the proposed removal of these two conditions. Whilst Policy CR7 remains an adopted policy of the Local Plan, since the original application was considered by the Planning Applications Committee in December 2022 a Local Plan review has commenced. In March 2023 it was recognised that Policy CR7 should be subject to update due to changes in the Use Classes Order in September 2020 that affect the deliverability of parts of the policy. Furthermore, in November 2023 a consultation on the scope and content (under Regulation 18) of a Local Plan partial update was undertaken, whereby it is indicated that the final paragraph of the policy, which refers to a minimum proportion of any specific use, is proposed to be removed. Whilst this is not yet an adopted policy approach, it indicates an anticipated direction of travel. Owing to the national context, as referenced by the applicant, together with the emerging likely direction of travel at local level, it is therefore considered by officers that the conditions 29 and 30 can be removed, as sought by the applicant.

7.14. However, given the wide scope of Use Class E and not all parts of this comprising suitable ground floor uses within designated frontages (as per the first paragraph of existing Policy CR7), a new condition is proposed (proposed condition 49 below) which includes 2020 Use Class Order Class E uses which align with the corresponding uses referenced in Policy CR7. The full wording of now proposed condition 49 is as follows:

*Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the ground floor of the building shall be used for Class C1, E (a), E (b), E (c), E (d), E (e) or E (f) uses only and for no other purpose (including any other purpose in the same Use Class of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.*

*Reason: As other alternative uses of the premises which may otherwise be permitted by virtue of the above Orders could be harmful to the vitality and viability of the primary frontage within the regional centre, in accordance with Policies RL1 and CR7 of the Reading Borough Local Plan 2019.*

7.15. More specifically, the removal of conditions 29 and 30 would effectively result in the units being able to be occupied for any of the 11 separate parts of Class E. At ground floor level, there are no in-principle issues with the majority of the various separate Class E uses, with most aligning with Local Plan Policy CR7 (Primary Frontages in Central Reading) equivalent uses permitted in primary frontage locations within the regional centre such as this (which links into Policy RL1 (Network and Hierarchy of Centres)).

However, there would be concerns with the possibility of a Class E (g) (more specifically Class E (g)(i) Offices to carry out any operational or administrative functions, E (g) (ii) Research and development of products or processes & E (g) (iii) industrial processes) use at ground floor, as such uses would not be compatible with the equivalent Policy CC7 permitted uses or the thrust of Policy RL1 (also noting the 'centre uses' and 'non-centre uses' referenced at paragraph 4.6.16 of the Local Plan). Accordingly, the recommended 'new' condition specifically references Class E (a), E (b), E (c), E (d), E (e) or E (f) only be permitted, which effectively excludes Class E (g) uses. Furthermore, noting that the proposal includes a Class C1 apart-hotel entrance, Class C1 will also be referenced as permitted too within proposed condition 49. The above approach and wording has been discussed with the applicant, who has confirmed agreement with the described approach.

## ii) Design and Heritage matters

- 7.16. The extent and nature of the proposed design changes, in comparison with the already approved scheme, is detailed in section 3 and Appendix 2. In the majority of instances, such works are minor in nature, both in themselves and in the context of the already approved scheme. Input has been sought from the Council's Conservation Officer, as per paragraphs 5.2 to 5.7 above. In summary, following the submission of further information during the course of the application, the Conservation Officer considers that the proposed development would result in 'less than substantial harm at moderate to low levels' to the special interest of the listed building, with any approval subject to a series of conditions in that eventuality.
- 7.17. More specifically, on the Queen Victoria Street frontage, the sole additional change is the introduction of a centralised door to the north of the gated entrance into the proposed courtyard. Comparative elevations are included within Appendix 5. This is required to provide access to the reconfigured ground floor space for the apart-hotel entrance, with the design approach following that already approved along this frontage and is therefore supported.
- 7.18. On the Friar Street elevation, the as existing, as approved and as now proposed comparison is detailed below in Figure 7. The only changes to the as approved context is on the upper floors of No's 145 and 146, where the window pattern at third and fourth floor level of No. 145 is changing from three to two windows and the height of the roof at No. 146 is increasing slightly to align with No. 145. Although some concerns are raised by the Conservation Officer and this would slightly further reduce the variety of heights across the buildings within the streetscene, the additional massing at this point is not considered to significantly harm the overall rhythm of the street, nor the setting of the nearby listed and locally listed buildings.





Figure 7 - Existing (top), as approved (middle) and as proposed (bottom) Friar Street elevation

7.19. Within the proposed rear courtyard, no concerns are raised in relation to the reduction in massing at the southern end of the site and the reduction in number of dormer windows (required to align with internal layout changes). The proposed introduction of the external escape stairs at the southern end of both the eastern and western sides of the inner courtyard (see Figure 8 below) have been carefully considered, with additional design justification submitted during the application following initial officer comments. It is considered that these newly proposed elements, whilst somewhat utilitarian in nature, would not be significantly harmful. With a lightweight appearance and further details, including the means of fixing to the existing structure at the rear of No's 13-15 Queen Victoria Street, being secured via condition, this element is considered suitable.

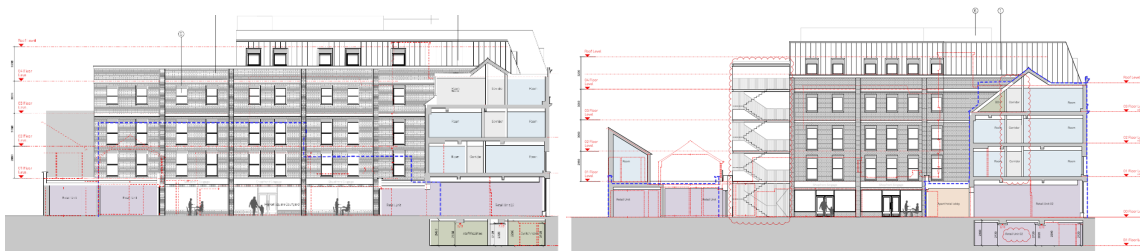
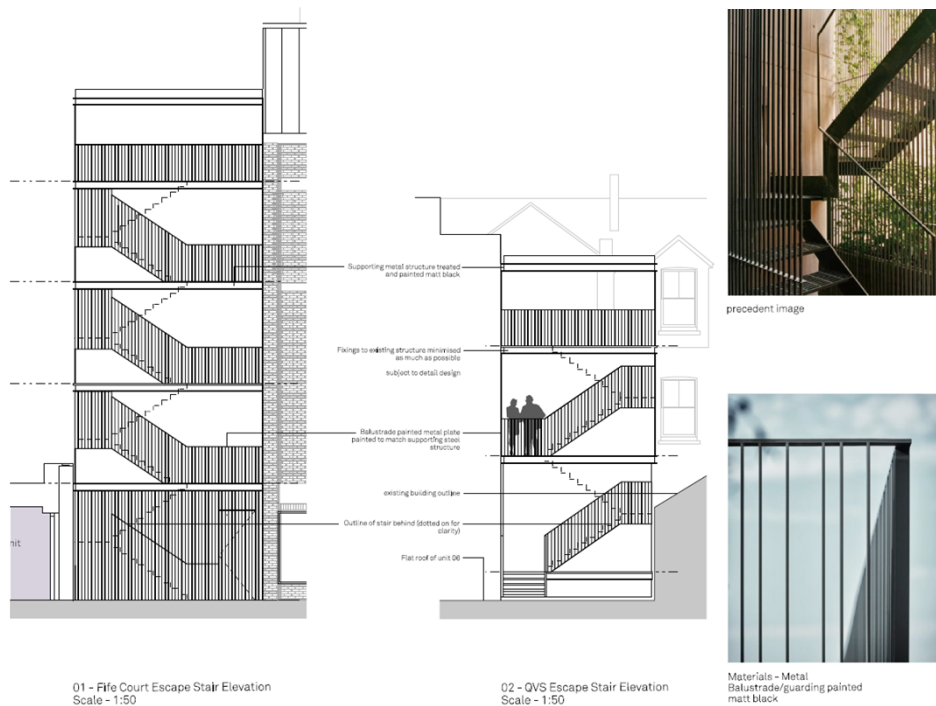


Figure 8: As Approved (above left) and Proposed (above right) rear courtyard elevation looking west, with further details of the proposed escape stairs



- 7.20. Turning to consider the internal works proposed, the applicant has specified that the proposed works, over and above those already approved, have sought to minimise intervention into the historic fabric as far as possible. Whilst the removal of some walls within No's 5-15 Queen Victoria Street would not preserve the original layout, the level of harm is less than substantial at the moderate to low level. As per paragraph 208 of the NPPF paragraph 208 of the NPPF, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The benefits will be discussed and weighed in the planning balance at section 9 below. The majority of the other internal works are considered to cause less than substantial harm at a low level to the significance of the listed building. More details are sought to be secured via condition regarding a now proposed closed up original internal staircase, to ensure its future maintenance. Again, the less than substantial harm identified will be weighed accordingly within the planning balance section below.

### iii) Quality of accommodation for future occupiers

#### Ground floor uses / spaces

- 7.21. Considering the reconfigured ground floor units first, as per Appendix 1, this proposal increases the amount of ground floor space and overall floor space in the Class E uses proposed at basement and ground floor level. The units are regular in shape and will be suitable for a wide range of potential future occupiers. It is noted that the as approved unit solely accessed off the courtyard is omitted in the now proposed scheme; with this space now proposed as part of the apart-hotel lobby directly accessed off Queen Victoria Street. The 'loss' of a single courtyard only unit is not considered to unduly compromise the quality of accommodation for the remaining units which front onto the rear courtyard, with the space almost identical in size and still likely to be considered a key benefit of the proposals. Servicing and associated facilities for the ground floor uses will be unchanged, with many matters of detail continuing to be secured via condition to ensure the quality of the remodelled units.
- 7.22. One specific matter which is sought to be changed is to expand the opening hours of the ground floor uses, to one hour earlier every day. In detail, it is proposed to alter the opening hours of any future Class E (a) (condition 41), E (b) (condition 42) or ancillary ground floor (condition 43) use to operate from 06:00 hours, rather than 07:00 hours as stated on the previously worded conditions. No justification for this proposed change was submitted at the outset of the application, but the applicant has subsequently stated that:
- The existing units do not have any restrictions

- The Applicant is seeking flexibility to try and let this premises, with the proposed earlier opening time assisting this.
  - There is limited Class C3 in close association to the site.
  - Nearby or existing occupiers already open from 06:00 or 06:30 onwards. For example, Black Sheep Coffee at 1-3 Queen Victoria Street already opens at 06:30, so to restrict their opening hours to 07:00 would put the Applicant in breach of their lease and also in a worst position than existing.
  - The proposals are not introducing new uses, with the units instead being upgraded.
  - To add an extra layer of restriction to Queen Victoria Street, especially proposed retail units 03, 04, 05 and 06 would be unreasonable.
- 7.23. Officers have carefully considered the proposed change by the applicant. Considering this slight extension of opening times on its own merits, an opening hour of 06:00 in this town centre location is considered suitable, striking an appropriate balance between making the units suitably attractive for potential future occupiers, whilst also protecting nearby amenity (noting the increasing amount of Class C3 units within the vicinity of the site and the town centre as a whole). Accordingly, officers support the operations of the commercial units from 06:00 hours on a daily basis and conditions 41, 42 and 43 are recommended to be varied as proposed.
- 7.24. Linked to this, and also bearing in mind the wider Class E uses now recommended as part of 'new' condition 49, as discussed at paragraph 7.14 above, it is noted that conditions 41, 42 and 43 only relate to future Class E(a), E(b) or ancillary ground floor uses. Accordingly, as now proposed (through condition 49), there would be no hours restriction on any possible Class E (c), E (d), E (e) or E (f) uses. Given these uses are wide ranging and could include, for example, anything from indoor fitness to a creche, it is considered necessary (primarily to protect nearby amenity) to secure opening hours of 06:00 to 23:00 hours on Mondays to Saturdays and 06:00 to 18:00 hours on Sundays and all Bank Holidays and Statutory Holidays. Again, such hours (in what will be 'new' condition 51) are considered to be suitable both for potential future occupiers and the protection of amenity of existing and future occupiers.
- 7.25. In terms of the proposed courtyard space, the changes to the space are minimal, with a very minor reduction in area on the southernmost boundary. The space continues to provide access to the ground floor uses and although there is no longer a standalone commercial unit solely accessed via the courtyard, this does not compromise the overall potential benefits of the space; which was considered a benefit of the previous scheme and this continues to be the case in this proposal too.

#### Apart-hotel use

- 7.26. With regard to the apart-hotel element, the basement and ground floor layouts and functions have been altered in comparison with the previous permission, as shown at Appendix 2 and Appendix 5. Although some service functions have been removed, i.e. the omission of the on-site basement floor level ancillary guest gym and guest laundry (which would have been welcome ancillary elements for the benefit of future guests); in overall terms the facility is still considered to be of suitable quality. There are no policy requirements for the provision of such facilities in guest accommodation. The provision of a dedicated internal access point for guests from Queen Victoria Street (rather than the approved arrangement of access via the courtyard or Fife Court) would increase the prominence of the use and assist in terms of safety for guests. The ancillary hotel guest food and beverage space has decreased in space, but is still of sufficient size for it to positively contribute to the proposed use. Given guests will no longer access Fife Court, this will assist the servicing arrangements, by removing the potential conflict between servicing vehicles and apart-hotel guest along Fife Court. A series of previously included conditions will remain unchanged, to secure various necessary components associated with the apart-hotel use.

- 7.27. It is also acknowledged that the number of proposed rooms is sought to increase from 104 to 107. This is facilitated through internal layout changes/efficiencies which remove the approved larger units (and units with dedicated bedrooms have been removed), as illustrated in Figure 5 above. Nevertheless, each room continues to be of a suitable shape and size, all including windows to provide some degree of outlook (acknowledging the dense urban location and the limited distance surrounding the proposed inner courtyard, making the units unsuitable for future Class C3 use) and access to daylight/sunlight. The increase from 104 to 107 units does not result in any further specific requirements for the applicant, with this change in wording within condition 34 therefore recommended by officers to be accepted.

#### **iv) Amenity Impacts**

- 7.28. Whilst it is acknowledged that the immediate surrounding area is largely non-residential at present, officers are conscious that these town centre spaces are likely to become increasingly residential in the future. The proposed alterations as part of these specific proposals are however unlikely to result in any fundamental changes to the conclusions previously reached, which were subject to a series of conditions in order to protect amenity. The increase in number of apart-hotel rooms from 104 to 107 is not considered to intensify the use to such an extent of causing any specific additional harm to nearby amenity. The various changes in the number and location of windows is not considered to cause any significant additional overlooking or loss of privacy. The one hour earlier opening time of the ground floor units, from 7am to 6am, is not considered to result in any significant additional loss of amenity in the nearest residential units (various upper-level flats and maisonettes along Queen Victoria Street). In addition, given that 'new' condition 49 effectively enables a wider set of possible Class E uses at ground floor level, the corresponding 'new' condition 51 protects the area from possible unreasonable disturbance arising from the uses not covered by altered conditions 41, 42 and 43.
- 7.29. Linked to this, it is noted that possible future Class E(d) uses would include gyms. In this scenario, a 'new' condition (No. 52) is recommended to secure a noise assessment, including specific reference to structure-borne noise, to be submitted and approved prior to the first occupation of any future ground floor gym use. Structural-borne noise at low frequencies causing vibrations is a known potential issue associated with gyms, adversely affecting the amenity of occupiers/users of other floors of the same building. In this case this could be various other Class E or apart-hotel occupiers, so there is a clear need for sensitive uses to be safeguarded from such potential issues. This is similar to existing condition 12, but relates to any of the Class E units, rather than condition 12 which refers to any future ancillary gym within the future apart-hotel.
- 7.30. Finally, it is acknowledged that the Environmental Protection Officer's comments, summarised at paragraphs 5.8-5.9 above, raised concerns that no technical notes from the original authors of the air quality, mechanical and electrical services or noise and vibration impact assessment reports had been submitted. Instead, the applicant's standpoint is that the lack of changes means that the same conclusions from the original reports are reached. EP officers consider this to be a concern and shortcoming associated with the proposals. Whilst officers consider it would have been preferable to have received the technical notes from the original authors, to verify the viewpoint of the applicant, officers consider the response from the applicant, in the context of the scheme as a whole, to be adequate in the planning balance discussed at section 9 below.

#### **Other matters**

##### **Transport**

- 7.31. As per paragraph 5.1 above, RBC Transport Strategy are largely content that the now proposed development raises no new issues or requires any additional conditions or requirements over and above those matters secured as part of the original permission. The only exception is in respect of cycle parking, where the level of detail specified on the proposed ground floor plan is less than shown on the approved plan. This results in the previous condition (No. 7) being required to be altered from a compliance condition to one where details are required to be submitted and approved prior to first occupation.

### Landscape and ecology

- 7.32. Specialist officer comments at paragraphs 5.10 to 5.14 above confirm that, following the submission of further information, the proposed amendments are satisfactory from both landscaping and ecology perspectives, subject to a slightly reworded landscaping condition (No. 25). It is recommended to remove reference to the no longer proposed 'blue roof' (as per the updated SuDS strategy), but continues to require details of the anticipated green wall, as indicated during this application (in a different location to that shown in the previous permission). Accordingly, subject to conditions, the proposals continue to be supported in these regards.

### Sustainability, energy and SuDS

- 7.33. The submission by the applicant specifies that the current proposals do not change the outcomes of the sustainability and energy approaches, in comparison with the original permission. These matters were previously independently reviewed on behalf of officers, with a series of conditions (numbers 44, 45, 46) secured. Officers are satisfied as part of the assessment of this application that the previous conclusions and conditions remain relevant and robust, with condition 44 (Interim BREEAM assessment) being updated to reflect updated plans / remaining demolition works and no changes are necessary to conditions 45 (Final BREEAM Certificate) and 46 (Energy measures).
- 7.34. It is also noted that the as now proposed roof plans now indicate the extent of the approved solar photovoltaic panels (PV) at the roof level. These were previously proposed and approved as per permission 221232, but specific details securing exact details were inadvertently not secured via condition on the original permission. As such, it is considered necessary to add a new condition, No. 50, in this application, to secure full details of the PV. This will be in the interest of visual amenity, including the setting of nearby listed buildings, as well as ensuring the development adapts to climate change.
- 7.35. In terms of sustainable urban drainage (SuDS), an updated approach has been incorporated in the current proposals, including the omission of the 'blue roof' component and the now proposed below ground storage tank attenuation. The Lead Local Flood Authority (LLFA), as per paragraph 5.14 above, has assessed the updated approach and considers the general approach to be acceptable. More details will be secured via condition 21, with the LLFA having no objection to the minor changes to the condition which alters the plans referenced in the condition. The second SuDS based condition (number 22) need not be altered.

### Archaeology

- 7.36. As per paragraph 5.16 above, Berkshire Archaeology's consultation response as part of this application again specifies satisfaction with the proposals, subject to a condition to secure further details. The wording of condition 23 differs from the original permission, in line with the updated standard approach from Berkshire Archaeology, with the proposed wording clearer in terms of future requirements. The applicant has been advised of this and confirmed agreement to the intended approach.

### S106 Legal Agreement

- 7.37. The original permission was subject to a Section 106 Legal Agreement to secure a) an employment and skills plan for both the construction and end user phases and b) the Class C1 apart-hotel use for solely those purposes and standard clauses associated with the use. The original legal agreement included section 23, which related to the future possibility of section 73 application(s). This essentially secures the previously secured matters in any future s73 application, without the requirement for a deed of variation to automatically be required (as indicated as possibly being required in the guidance for s73 applications). Simultaneously, it does not fetter the Council in securing any additional element if required as part of the s73 application.
- 7.38. The specific amendments sought as part of this s73 application do not explicitly alter the general requirements previously secured, nor result in any new obligations being required to be secured. Accordingly, no deed of variation to the legal agreement is considered to

be required in this instance. Instead, an informative will make it clear that the previous obligations continue to apply.

#### Amendments required to conditions

- 7.39. In addition to the changes to the approved plans condition (condition 2) and those discussed above relating to the maximum number of apart-hotel rooms (condition 34), opening hours (conditions 41, 42 and 43), cycle parking (condition 7) and archaeology (condition 23), the proposal also seeks to vary 3, 4, 21, 25, 26, 27, 28, 31, 32, 33, 38, 39, 40, 44 and 48. In each of these instances the substance of the condition is unchanged, but the plans already referenced within these conditions are updated accordingly. Furthermore, in many instances, the word 'remaining' is proposed to be added to acknowledge that some demolition works (as per separate permission 231223 as well as 221232) and roof level gable works (as per 221232 & 221233) have already taken place at the site.
- 7.40. As already detailed within this Appraisal, officers recommend that conditions 29 and 30, relating to the sole permitted uses of the ground floor units, are removed as sought by the applicant. However, it is also recommended that the ground floor uses are subject to a 'new' condition (No. 49). There are three further additional conditions considered to be necessary as a result of the officer assessment of the proposed changes sought by the applicant. These relate to the opening hours of the wider Class E uses now possible, details of the photovoltaics and a noise assessment should any of the Class E units become a Class E (d) gym, which have all separately been discussed above already.
- 7.41. The officer assessment of the proposals has also resulted in a number of other conditions, not applied to be changed by the applicant, to be altered. This is primarily owing to these conditions having already been satisfied through approval of details applications submitted and approved since the previous permission was granted (see paragraphs 4.3 – 4.6 of Appendix 4 for details). Accordingly, condition 5 (recording of the existing building), together with conditions 14, 15 and 16 (all relating to contaminated land) are no longer relevant having already been satisfied. The demolition and construction method statement (condition 6) and roof repairs (condition 47) change into compliance-based conditions, requiring this development to be carried out in accordance with the already approved details. In addition, condition 1 (three years for implementation) is varied to state that the development specifically permitted as part of this application is required to be implemented within 3 years of the original permission (i.e. by 24/05/2026).
- 7.42. Finally, given an ancillary gym is no longer specified as being proposed within the apart-hotel, condition 12 is required to be altered. As per the original permission, this prevented the apart-hotel being occupied until a noise assessment to cover the then intended ancillary gym was submitted and approved. With no ancillary gym now being specified on the plan, such a condition would be unreasonable, so is proposed to be re-worded to only require a noise assessment in the event an ancillary gym is in-fact sought to be provided at the apart-hotel. This acknowledges that internal alterations to non-listed elements of the site do not in themselves require planning permission. The applicant has agreed to this suggested approach.
- 7.43. Planning Practice Guidance on flexible options for planning permissions also makes clear that, for the purpose of clarity, s73 applications should restate the conditions imposed on earlier permissions that continue to have effect. Beyond the discussion above regarding those conditions proposed or considered to be required to be altered, or those that are subsequently required to be reworded to reflect approval of details applications having already been satisfied, all remaining conditions of the original permission will be restated on the future decision notice. For completeness, as per the recommendation at the outset of this report, no changes are considered to be required in relation to conditions 8, 9, 10, 11, 13, 17, 18, 19, 20, 22, 24, 35, 36, 37, 45 and 46.

## **8. Equality implications**

- 8.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 8.2. The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular application

## **9. Conclusion & planning balance**

- 9.1 As confirmed at paragraph 7.1 above, section 73 applications are required to be considered against the development plan and material considerations, under section 38(6) of the Planning and Compulsory Purchase Act 2004, and conditions attached to the existing permission, with a particular focus on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission. This has been set out in the above assessment.
- 9.2 Any harmful impacts of the proposed development are required to be weighed against the benefits in the context of national and local planning policies, as detailed in the Appraisal above. In this instance, it is considered relevant to initially return to the planning balance exercise undertaken when considering previous application 221232. At this time, the identified harmful impacts included the less than substantial harm to the on-site and nearby heritage assets and the unproven level of sunlight to the proposed public courtyard.
- 9.3 Meanwhile, a summary of the previous permission 221232 benefits identified by the applicant, with these also considered to be wider public benefits too, were:
- The repair and reinstatement of the original historic frontages of the listed buildings and the architectural detailing that contributes to their significance.
  - A visual improvement to the retail streets of Friar Street and Queen Victoria Street, where uniform shopfronts are proposed.
  - The removal and enhancement to the form and appearance of the built form at the rear of the site.
  - Provision of suitable built form to the rear of the site, enhancing the visual appearance and supporting the setting of the retained Listed buildings.
  - Reconfigured and an expanded number of retail and related retail units (enhancing variety and small shop units) in a highly accessible and sustainable location.
  - Introducing an apart-hotel use, providing short-term let accommodation, supporting the needs of, and attracting, working professionals and visitors to Reading.
  - Provision of an enhanced public realm with the public courtyard, providing opportunities for respite, relaxation and play, as well as community and public events and the opportunity to foster and support local community initiatives, exhibitions and performances.
  - Provision of a town centre destination that will attract visitors, shoppers and workers to this part of the town centre, enhancing the activity, vitality and viability of this part of the centre.

- Assist the vitality and viability of Queen Victoria Street and bolster the Reading economy, playing an important role in the post-Covid19 recovery of the town centre.
- Potentially providing a catalyst for the wider regeneration of Friar Street and Queen Victoria Street.
- Car free development, promoting more sustainable forms of transport such as cycling and walking

- 9.4 Officers advise that the majority of the benefits above would continue to be delivered through these altered proposals, with the exception of most of the removal works to the rear of the site having already occurred and there no longer being an expanded number of retail and related retail units in the now proposed scheme.
- 9.5 With specific regard to the changes sought through this application, some policy conflicts have been identified. These firstly comprise the less than substantial harm at moderate to low levels to the special interest of the listed building. Secondly, the non-compliance with Policy CR8, through four existing Queen Victoria Street units being amalgamated into three is another conflict. Thirdly, the non-submission of technical notes from the original authors of the air quality, mechanical and electrical services or noise and vibration impact assessment reports. However, it is considered that the harmful impacts identified in these changes, in the context of the proposals as a whole, are not so significant or fundamental to outweigh the benefits previously identified in support of the previous proposals. When the benefits are considered cumulatively, the revised proposals harmful impacts are considered to be clearly outweighed by the benefits, enabling the altered proposals to be welcomed and supported by officers in overall terms.
- 9.6 Returning to paragraph 208 of the NPPF, the Appraisal above demonstrates that the public benefits of this amended scheme are considered to outweigh the less than substantial harm at moderate and low levels to the special interest of the on-site listed buildings and nearby heritage assets.
- 9.7 It is considered that officers have applied a suitable planning balance when reaching this conclusion. As such, this application is recommended to grant this variation application.
- 9.8 In addition, it follows that separate Listed Building Consent is also recommended for approval, subject to conditions.

## **Appendix 1 - Existing, as approved and as proposed basement and ground floor uses**

| As Existing            |                             |                     |                   |                    |
|------------------------|-----------------------------|---------------------|-------------------|--------------------|
| Location               | Occupier                    | Basement floorspace | Ground floorspace | Total floorspace   |
| 145 Friar St           | WHSmith                     | 101.4               | 206.6             | 308                |
| 146 Friar St           | Reading Food & Wine         | 34.7                | 92.7              | 127.4              |
| 147a Friar St          | Timpson                     | 109.6 combined      | 65.6              | 102.13*            |
| 147b Friar St          | Amy Nails                   |                     | 63.6              | 100.13*            |
| 148 Friar St & 1-3 QVS | Black Sheep Coffee          |                     | 118.8             | 155.33*            |
| 5 QVS                  | Mobile Kingdom              | 25.9                | 27.3              | 53.2               |
| 7-9 QVS                | But Is It Art?              | 60.2                | 66.3              | 126.5              |
| 11-13 QVS              | Rush Hairdressers           | 64.5                | 67                | 131.5              |
| 15 QVS                 | Vacant – formerly Xpression | 50.3                | 99.8              | 150.1              |
| <b>Total</b>           | <b>sqm</b>                  | <b>446.6sqm</b>     | <b>807.7sqm</b>   | <b>1,254.3 sqm</b> |

\* basement floorspace averaged out between the three units to calculate the total floorspace

| Approved scheme 221232 |                  |                     |                   |                  |
|------------------------|------------------|---------------------|-------------------|------------------|
| Location               | Plan unit number | Basement floorspace | Ground floorspace | Total floorspace |
| Friar St               | 01               | N/A                 | 117.9             | 117.9            |
| Friar St               | 02               | N/A                 | 106.7             | 106.7            |
| Friar St / QVS         | 03               | 115.8               | 121.1             | 236.9            |
| Courtyard              | 04               | N/A                 | 57.2              | 57.2             |
| QVS                    | 05               | 36.6                | 51.9              | 88.5             |
| QVS                    | 06               | 30.4                | 45.6              | 76               |
| QVS                    | 07               | 29.6                | 46                | 75.6             |
| QVS                    | 08               | 65.8                | 43.2              | 109              |
| QVS                    | 09               | N/A                 | 34.4              | 34.4             |
| QVS                    | 10               | 52                  | 152.8             | 204.8            |
| <b>Total</b>           |                  | <b>330.2 sqm</b>    | <b>776.8 sqm</b>  | <b>1,107 sqm</b> |

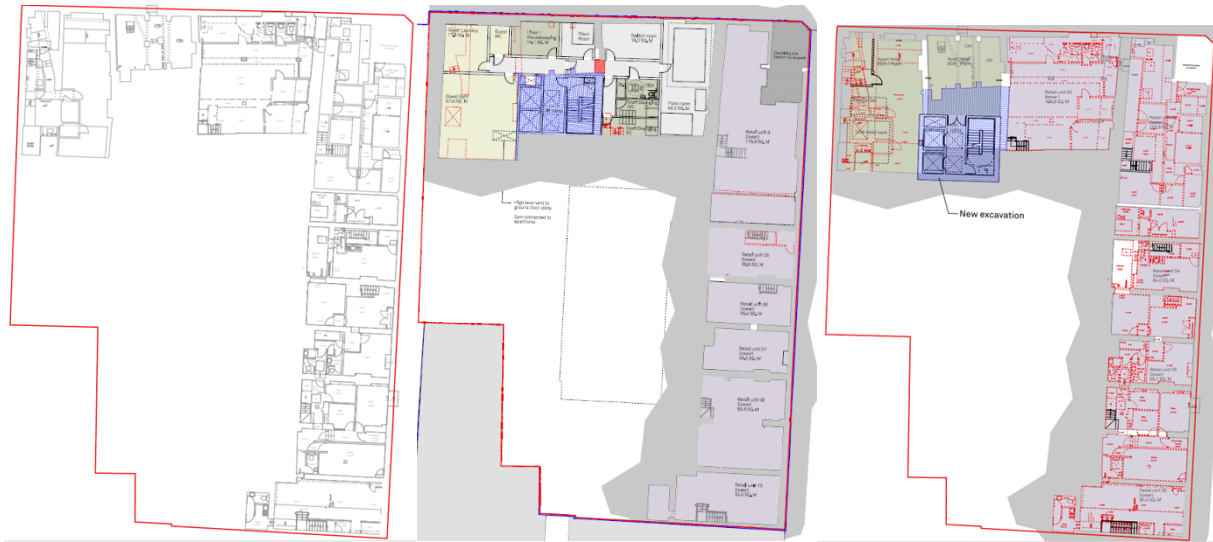
| Proposed scheme 240422 |                   |                     |                   |                   |
|------------------------|-------------------|---------------------|-------------------|-------------------|
| Location               | Plan unit number  | Basement floorspace | Ground floorspace | Total floorspace  |
| Friar St               | 01                | N/A                 | 192.7             | 192.7             |
| Friar St               | 02                | 109.6               | 106.7             | 216.3             |
| Friar St / QVS         | 03                | 103.8               | 96.7              | 200.5             |
| QVS                    | Apart hotel lobby | N/A                 | 74.9              | 74.9              |
| QVS                    | 04                | 84                  | 102.6             | 186.6             |
| QVS                    | 05                | 65.1                | 92                | 157.1             |
| QVS                    | 06                | 90.5                | 216.2             | 306.7             |
| <b>Total</b>           |                   | <b>453 sqm</b>      | <b>881.8 sqm</b>  | <b>1,334.8sqm</b> |

QVS = Queen Victoria St. All floorspace figures are in Square Metres, as stated on the proposed plans

## **Appendix 2 – A floor-by-floor breakdown of the proposed changes:**

### **2.1 Basement floor level (see below for comparative plans):**

- Omission of the ancillary guest gym and guest laundry beneath No. 145 Friar Street, with this space instead now proposed to be plant and back of house space for the apart-hotel
- Additional excavation beneath No. 146 Friar Street, as part of a change in location of the internal stairs and lifts serving the apart-hotel.
- Beneath the footprint of No. 147 Friar Street, this is now proposed as retail floorspace associated with 'Retail unit 02', as opposed to a switch room, plant room, toilet and staff changing rooms associated with the apart-hotel.
- Remodelling of the retail unit space serving the units fronting Queen Victoria Street, including the reduction in area assigned to an electricity sub station.
- Rainwater attenuation storage associated with the revised drainage system is proposed under the proposed courtyard, removing the need to include blue roofs at the site.



Pre-existing (left), Approved (middle) and Proposed(right) basement floor plans

### **2.2 Ground floor level (see below for comparative plans):**

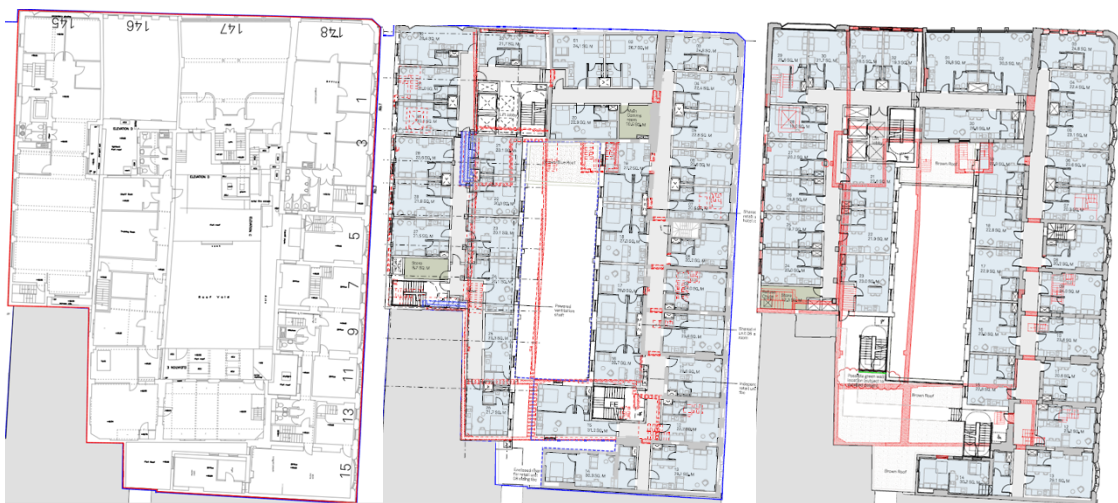
- Amalgamation of the 5-15 (odd) ground floor Queen Victoria Street units from 4 (as existing) and 6 (as approved) units to 3 proposed units, involving a series of internal works to facilitate this.
- Reduction in ground floorspace within the unit on the corner of Friar Street and Queen Victoria Street to facilitate a ground floor lobby entrance directly off Queen Victoria Street for the approved/proposed apart-hotel. This results in the omission of the approved 'retail unit 04', which was solely located within the approved courtyard.
- Various internal alterations and associated external window/door changes, removing the approved apart-hotel lobby being accessible from Fife Court, increasing the ground floor space associated with retail unit 01, altering the position of the internal lift and stairs and provision of an external fire escape stair (serving the apart-hotel) in the south-west corner of the courtyard (rather than an internal stair accessing onto Fife Court as approved)
- Marginal reduction in the footprint of the inner courtyard at the southernmost point, associated with floorspace for proposed retail unit 06.



Pre-existing (left), Approved (middle) and Proposed (right) ground floor plans

### 2.3 First floor level (see below for comparative plans):

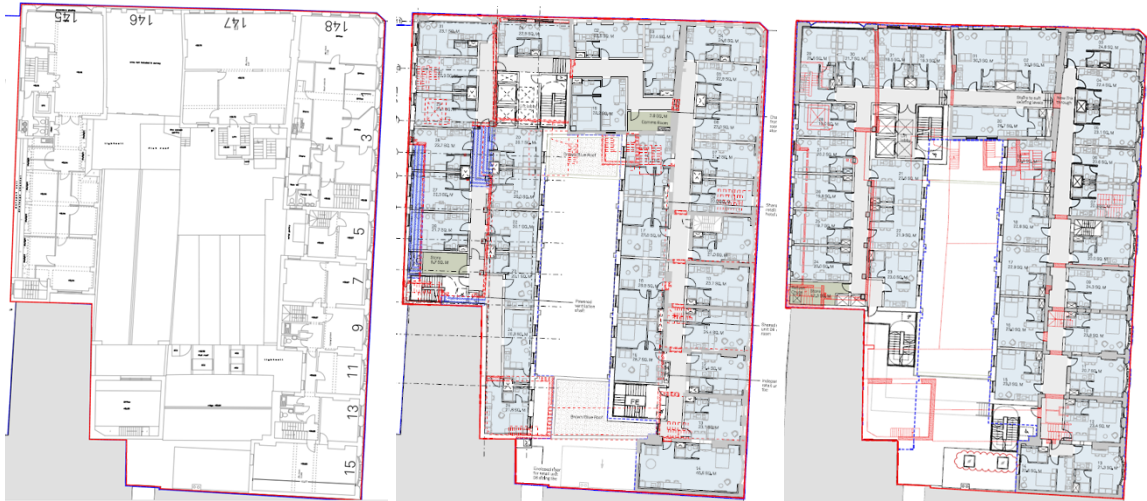
- Reduction in footprint of the built development at the southern end of the eastern and western sides of the inner courtyard, at upper floor level, with the introduction of external escape stairs at these points too. An indicative location for a possible future green wall on the southern elevation of the westernmost escape stair is detailed on the plan (rather than at fourth floor level as approved)
- Slight increase in footprint of the building in the north-west corner of the inner courtyard, where the proposed internal staircase is located.
- Various window alterations associated with the internal reconfiguration of the space, such as the inclusion of two fewer windows on the Fife Court elevation. Internally, the approved offset corridor within buildings fronting Friar Street is now a straight line corridor
- Provision of two rooflights serving the southernmost apart-hotel unit (unit 14 as approved and as proposed)
- A retained staircase adjacent to approved and proposed apart-hotel unit 08 is proposed to be blocked in / unused (but retained), rather than the approved layout showing this staircase connecting to the main corridor at this point.



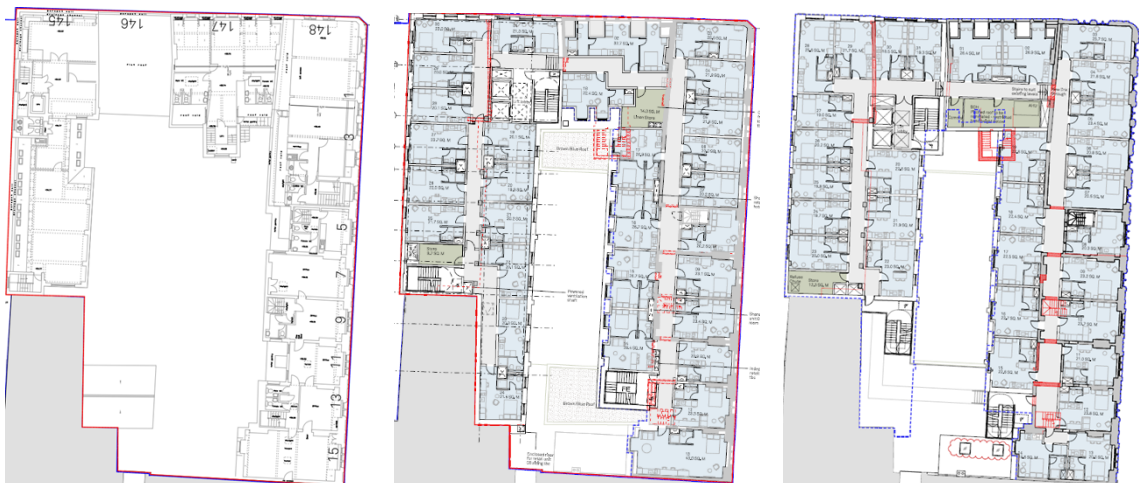
Pre-existing (left), Approved (middle) and Proposed (right) first floor plans

2.4 The second and third floor level proposes the same changes as proposed and detailed above in relation to the first floor level, with these shown below. In addition, at third floor level, two

dormer windows to the rear (south) of No. 147 Friar Street as approved are no longer proposed, with the existing roof form (not including any dormers) now proposed, with this being the roofscape of the northern elevation of the inner courtyard. Internally at this point, an approved apart-hotel room is now proposed to be back of house space for the apart-hotel. Furthermore, the form of the dormers at 3rd floor level on the rear (west) elevation of 5-15 Queen Victoria Street has altered between the approved and now proposed scheme, with 8 approved dormer windows now proposed to comprise 5 slightly larger dormers at this point.



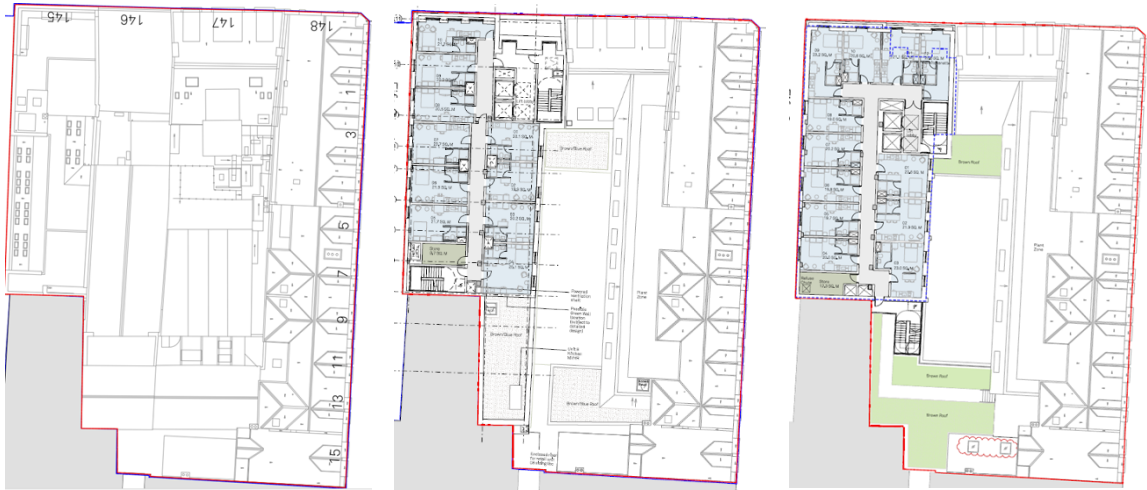
Pre-existing (left), Approved (middle) and Proposed (right) second floor plans



Pre-existing (left), Approved (middle) and Proposed (right) third floor plans

## 2.5 Fourth floor level (see comparative plans below)

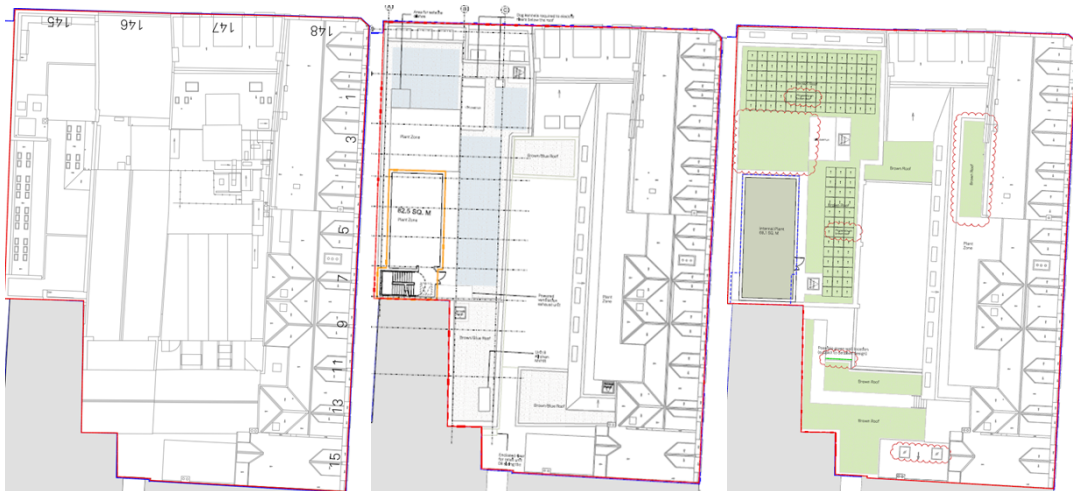
- Remodelling of the extent of new-build elements at 145-146 Friar Street, including increasing the roof level height of No. 146 to align with the already approved height of No. 145 and increase in footprint. This enables two additional apart-hotel rooms to be provided at this point of the building, in comparison with the approved plan.
- The approved indicative location of a proposed green wall on the southern elevation at fourth floor level has been omitted, with this now indicatively proposed at first floor level on the proposed external escape stair.
- The proposed 4<sup>th</sup> floor plan also clarifies and confirms the extent of the proposed areas of brown roof at the site (the approved scheme specified these areas to be brown/blue roof areas).



Pre-existing roof plan (left), Approved 4<sup>th</sup> floor / roof plan (middle) and Proposed 4<sup>th</sup> floor / roof plan (right)

## 2.6 Roof level (see comparative plans below):

- The footprint of the internal plant room is predominantly unchanged, with some slight reductions at the southern end.
- The applicant has indicated the proposed photovoltaic panels (in contrast to the approach on the approved roof plan) and more clearly indicated areas of brown roof (rather than approved brown/blue roof areas), including an area to the rear of No. 1-3 Queen Victoria Street.



Pre-existing roof plan (left), Approved roof plan (middle) and Proposed roof plan (right)

### **Appendix 3 – Plans and information considered**

- 3.1 The following plans have been submitted for approval in respect of the s73 application (240422/VARIAT), with only the latest versions of plans submitted being referenced:

P22018-FCH-BA-XX-DR-A-1204 Rev P01 – Location Plan  
P22018-FCH-BA-XX-DR-A-1200 Rev P01 – Existing Site Plan  
P22018-FCH-BA-XX-DR-A-1203 Rev P02 – Proposed Site Plan – Ground

P22018-FCH-BA-00-DR-A-1350 Rev P02 - Demolition - Ground Floor  
P22018-FCH-BA-01-DR-A-1351 Rev P02 - Demolition - First Floor  
P22018-FCH-BA-02-DR-A-1352 Rev P02 - Demolition - Second Floor  
P22018-FCH-BA-03-DR-A-1353 Rev P02 - Demolition - Third Floor Plan  
P22018-FCH-XX-B1-DR-A-1355 Rev P01 - Demolition - Basement Floor Plan  
P22018-FCH-BA-B1-DR-A-1306 Rev P03 - Proposed Basement Floor Plan  
P22018-FCH-BA-XX-DR-A-1401 Rev P04 - Proposed Elevation 02  
P22018-FCH-BA-XX-DR-A-1402 Rev P04 - Proposed Elevation 03  
As all received on 03/04/2024

P22018-FCH-BA-00-DR-A-1300 Rev P08 - Proposed Ground Floor Plan  
P22018-FCH-BA-01-DR-A-1301 Rev P07 - Proposed First Floor Plan  
P22018-FCH-BA-02-DR-A-1302 Rev P08 - Proposed Second Floor Plan  
P22018-FCH-BA-03-DR-A-1303 Rev P08 - Proposed Third Floor Plan  
P22018-FCH-BA-04-DR-A-1304 Rev P07 - Proposed Fourth Floor Plan  
P22018-FCH-BA-RF-DR-A-1305 Rev P07 - Proposed Lower Roof Plan  
P22018-FCH-BA-RF-DR-A-1307 Rev P03 - Proposed Upper Roof Plan  
P22018-FCH-BA-XX-DR-A-1400 Rev P05 - Proposed Elevation 01  
P22018-FCH-BA-XX-DR-A-1412 Rev P02 – Proposed courtyard elevation  
P22018-FCH-BA-XX-DR-A-1413 Rev P03 - Rear Elevations 01 – 02  
P22018-FCH-BA-XX-DR-A-1414 Rev P01 – Proposed Ground Floor Sectional Elevation  
P22018-FCH-BA-XX-DR-A-1415 Rev P01 – Escape Stairs – Courtyard Elevations  
P22018-FCH-BA-XX-DR-A-1500 Rev P04 - Proposed Section 01  
P22018-FCH-BA-XX-DR-A-1501 Rev P03 - Proposed Section 02  
P22018-FCH-BA-XX-DR-A-1502 Rev P03 - Proposed Section 03  
P22018-FCH-BA-XX-DR-A-1503 Rev P04 - Proposed Section 04  
P22018-FCH-BA-XX-DR-A-1504 Rev P04 - Proposed Section 05  
P22018-FCH-BA-XX-DR-A-1505 Rev P04 - Proposed Section 06  
P22018-FCH-BA-XX-DR-A-1506 Rev P03 - Proposed Section 07  
P22018-FCH-BA-XX-DR-A-1507 Rev P03 - Proposed Section 08  
P22018-FCH-BA-XX-DR-A-1508 Rev P03 - Proposed Section 09  
As received 04/07/2024

- 3.2 The following supporting information and associated plans have also been submitted:

1-15 Queen Victoria Street & 145-148 Friar Street, Reading Demolition and Construction Method Statement by Mode Transport Planning Ref 230814 J327403 DCMS V1.8.docx, Version V1.9 dated 14/08/2023  
J32-7403-PS-003 Rev D - Proposed Construction Site Set-Up (QVS – Demolition Stage)  
J32-7403-PS-004 Rev D - Proposed Construction Site Set-Up (QVS – Construction Stage)  
J32-7403-AT-005 Rev G – Swept Path Analysis – Small Tipper (Access via Queen Victoria Street)  
Design & Access Statement Ref P22018-FCH-BA-XX-RG-A-0005 Rev P02 by Falconer Chester Hall dated March 2024  
Proposed Sec 73 amendments to 148-145 Friar Street & 1-15 Queen Victoria Street, Reading RG1 1EX Heritage Note by Revive & Tailor dated 28/03/2024  
As all received on 03/04/2024

Planning Statement by Town Planning Bureau Ref URB-482b-ST8a, dated 19/04/2024

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent Application form, Ref PP-12934509 dated 19/04/2024

RE: RESPONSE TO REGISTRATION EMAIL Ref URB-482b-FN34 by Town Planning Bureau dated 19/04/2024

Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information dated 19/04/2024

URB-482e-CIL 'RE: CIL' by Town Planning Bureau dated 19/04/2024

[CIL Plans]

P22018-FCH-BA-XX-SK-A-0016 Rev P01 – Existing & Demo Areas – Basement Floor Plan

P22018-FCH-BA-XX-SK-A-0012 Rev P01 – Existing & Demo Areas – Ground Floor Plan

P22018-FCH-BA-XX-SK-A-0013 Rev P01 – Existing & Demo Areas – First Floor Plan

P22018-FCH-BA-XX-SK-A-0014 Rev P01 – Existing & Demo Areas – Second Floor Plan

P22018-FCH-BA-XX-SK-A-0015 Rev P01 – Existing & Demo Areas – Third Floor Plan

P22018-FCH-BA-XX-SK-A-0001 Rev P01 – Existing Areas – Ground Floor Plan

P22018-FCH-BA-XX-SK-A-0002 Rev P01 – Existing Areas – First Floor Plan

P22018-FCH-BA-XX-SK-A-0003 Rev P01 – Existing Areas – Second Floor Plan

P22018-FCH-BA-XX-SK-A-0004 Rev P01 – Existing Areas – Third Floor Plan

P22018-FCH-BA-XX-SK-A-0005 Rev P01 – Existing Areas – Basement Floor Plan

P22018-FCH-BA-XX-SK-A-0006 Rev P01 – Proposed Areas – Ground Floor Plan

P22018-FCH-BA-XX-SK-A-0007 Rev P01 – Proposed Areas – First Floor Plan

P22018-FCH-BA-XX-SK-A-0008 Rev P01 – Proposed Areas – Second Floor Plan

P22018-FCH-BA-XX-SK-A-0009 Rev P01 – Proposed Areas – Third Floor Plan

P22018-FCH-BA-XX-SK-A-0010 Rev P01 – Proposed Areas – Fourth Floor Plan

P22018-FCH-BA-XX-SK-A-0011 Rev P01 – Proposed Areas – Basement Floor Plan

As all received on 19/04/2024

Flood Risk Assessment & Drainage Strategy (including SUDS) Ref JME263.145 148FriarStreet.FRA\_QVS1\_2024 by JM Environ Limited dated 19/04/2024

As received on 22/04/2024

SITE: 1-15 QUEEN VICTORIA STREET & 145 TO 148 FRIAR STREET, READING  
RE:ACTIONS & RESPONSES TO LPA EMAIL OF 27.06.24 by Town Planning Bureau,  
Ref URB-482b-FN36, dated and received 04/07/2024

D = TPB further Comments to '240422 – 1-15 QVS & 145-148 Friar St – schedule of conditions', as received 04/07/2024

- 3.3 The following plans were not submitted with this application, but are referenced at condition 2 of the original permission 221232 and applicant says there are no proposed changes to the plans; accordingly, they continue to be considered as part of these proposals:

Demolition Elevation 01 P22018-FCH-BA-XX-DR-A-1450-P01

Demolition Elevation 02 P22018-FCH-BA-XX-DR-A-1451-P01

Demolition Elevation 03 P22018-FCH-BA-XX-DR-A-1452-P01

P22018-FCH-BA-XX-DR-A-1410 Rev P01 – Proposed Queen Victoria Street Shop Front Design

P22018-FCH-BA-XX-DR-A-1411 Rev P01 – Replacement Window Detail

As all received on 26/08/2022

- 3.4 The following plans have been submitted for approval in respect of listed building consent application 240404/LBC:

P22018-FCH-BA-XX-DR-A-1204 Rev P01 – Location Plan

P22018-FCH-BA-XX-DR-A-1200 Rev P01 – Existing Site Plan

P22018-FCH-BA-XX-DR-A-1203 Rev P02 – Proposed Site Plan – Ground

P22018-FCH-BA-00-DR-A-1350 Rev P02 - Demolition - Ground Floor  
P22018-FCH-BA-01-DR-A-1351 Rev P02 - Demolition - First Floor  
P22018-FCH-BA-02-DR-A-1352 Rev P02 - Demolition - Second Floor  
P22018-FCH-BA-03-DR-A-1353 Rev P02 - Demolition - Third Floor Plan  
P22018-FCH-XX-B1-DR-A-1355 Rev P01 - Demolition - Basement Floor Plan  
P22018-FCH-BA-B1-DR-A-1306 Rev P03 - Proposed Basement Floor Plan  
P22018-FCH-BA-XX-DR-A-1401 Rev P04 - Proposed Elevation 02  
P22018-FCH-BA-XX-DR-A-1402 Rev P04 - Proposed Elevation 03

As all received on 03/04/2024

P2218-FCH-BA-00-DR-A-1320 Rev P02 – Pre Commencement Demolition - Ground Floor “Demo Completed”  
P22018-FCH-BA-01-DR-A-1321 Rev P02 – Pre Commencement Demolition – First Floor “Demo Completed”  
P22018-FCH-BA-02-DR-A-1322 Rev P02 – Pre Commencement Demolition - Second Floor “Demo Completed”  
P22018-FCH-BA-03-DR-A-1323 Rev P02 – Pre Commencement Demolition - Third Floor Plan “Demo Completed”  
P2218-FCH-XX-B1-DR-A-1324 Rev P01 – Pre Commencement Demolition – Basement Floor Plan “Demo Completed”  
P22018-FCH-BA-XX-DR-A-1420 Rev P01 – Pre Commencement Demolition - Elevation 01 “Demo Completed”  
P22018-FCH-BA-XX-DR-A-1421 Rev P02 – Pre Commencement Demolition - Elevation 02 “Demo Completed”  
P22018-FCH-BA-XX-DR-A-1422 Rev P01 – Pre Commencement Demolition - Elevation 03 “Demo Completed”  
P22018-FCH-BA-XX-DR-A-1520 Rev P02 – Pre Commencement Demolition - Section 01 “Demo Completed”  
P22018-FCH-BA-XX-DR-A-1521 Rev P01 – Pre Commencement Demolition - Section 02 “Demo Completed”  
P22018-FCH-BA-XX-DR-A-1522 Rev P02 – Pre Commencement Demolition - Section 03 “Demo Completed”  
P22018-FCH-BA-XX-DR-A-1523 Rev P01 – Pre Commencement Demolition – Section 04 “Demo Completed”  
P22018-FCH-BA-XX-DR-A-1450 Rev P01 – Demolition Elevation 01  
P22018-FCH-BA-XX-DR-A-1451 Rev P01 – Demolition Elevation 02  
P22018-FCH-BA-XX-DR-A-1452 Rev P01 – Demolition Elevation 03  
P22018-FCH-BA-XX-DR-A-1410 Rev P01 – Proposed Queen Victoria Street Shop Front Design  
P22018-FCH-BA-XX-DR-A-1411 Rev P01 – Replacement Window Detail  
P22018-FCH-BA-XX-DR-A-1412 Rev P01 – Proposed courtyard elevation

As all received on 19/04/2024

P22018-FCH-BA-00-DR-A-1300 Rev P08 - Proposed Ground Floor Plan  
P22018-FCH-BA-01-DR-A-1301 Rev P07 - Proposed First Floor Plan  
P22018-FCH-BA-02-DR-A-1302 Rev P08 - Proposed Second Floor Plan  
P22018-FCH-BA-03-DR-A-1303 Rev P08 - Proposed Third Floor Plan  
P22018-FCH-BA-04-DR-A-1304 Rev P07 - Proposed Fourth Floor Plan  
P22018-FCH-BA-RF-DR-A-1305 Rev P07 - Proposed Lower Roof Plan  
P22018-FCH-BA-RF-DR-A-1307 Rev P03 - Proposed Upper Roof Plan  
P22018-FCH-BA-XX-DR-A-1400 Rev P05 - Proposed Elevation 01  
P22018-FCH-BA-XX-DR-A-1412 Rev P02 – Proposed courtyard elevation  
P22018-FCH-BA-XX-DR-A-1413 Rev P03 - Rear Elevations 01 – 02  
P22018-FCH-BA-XX-DR-A-1414 Rev P01 – Proposed Ground Floor Sectional Elevation  
P22018-FCH-BA-XX-DR-A-1415 Rev P01 – Escape Stairs – Courtyard Elevations  
P22018-FCH-BA-XX-DR-A-1500 Rev P04 - Proposed Section 01  
P22018-FCH-BA-XX-DR-A-1501 Rev P03 - Proposed Section 02  
P22018-FCH-BA-XX-DR-A-1502 Rev P03 - Proposed Section 03

P22018-FCH-BA-XX-DR-A-1503 Rev P04 - Proposed Section 04  
P22018-FCH-BA-XX-DR-A-1504 Rev P04 - Proposed Section 05  
P22018-FCH-BA-XX-DR-A-1505 Rev P04 - Proposed Section 06  
P22018-FCH-BA-XX-DR-A-1506 Rev P03 - Proposed Section 07  
P22018-FCH-BA-XX-DR-A-1507 Rev P03 - Proposed Section 08  
P22018-FCH-BA-XX-DR-A-1508 Rev P03 - Proposed Section 09  
As received 04/07/2024

3.5 The following supporting information and associated plans have also been submitted:

Proposed Sec 73 amendments to 148-145 Friar Street & 1-15 Queen Victoria Street, Reading RG1 1EX Heritage Note by Revive & Tailor dated 28/03/2024  
Design & Access Statement Ref P22018-FCH-BA-XX-RG-A-0005 Rev P02 by Falconer Chester Hall dated March 2024  
Planning Statement by Town Planning Bureau Ref URB-482b-ST8, dated 28/03/2024  
As all received on 03/04/2024

RE: RESPONSE TO REGISTRATION EMAIL Ref URB-482b-FN35 by Town Planning Bureau dated and received 19/04/2024

Application for Listed Building Consent for alterations, extension or demolition of a listed building application form, dated 19/04/2024 Ref PP-12936103  
Schedule of Works 1-15 Queen Victoria Street & 147-148 Friar Street by Frost Architects dated February 2021  
Schedule of Works Ref P22018-FCH-BA-XX-RG-A-0002 P01 by Falconer Chester Hall dated September 2022  
As received 22/04/2024

SITE: 1-15 QUEEN VICTORIA STREET & 145 TO 148 FRIAR STREET, READING  
RE:ACTIONS & RESPONSES TO LPA EMAIL OF 27.06.24 by Town Planning Bureau, Ref URB-482b-FN36, dated and received 04/07/2024

## **Appendix 4 – Planning History**

### **Application site - 1-15 Queen Victoria Street and 145-148 Friar Street**

- 4.1. 221232/FUL - Demolition of No. 146 Friar St and structures to rear and partial demolition of No. 145 Friar St and various external works to other existing buildings, as part of redevelopment to provide: reconfigured basement and ground floor uses (Class E(a) or (b)) on Friar St and Queen Victoria St frontages and proposed apart-hotel (Class C1) at part-basement, part-ground and on all upper floors; part-two, part-three storey rear extension to No's 5-15 (odd) Queen Victoria St; replacement basement and five storey building at No. 145 Friar St and two-storey roof extension to No. 146 Friar St; proposed public courtyard accessed via Queen Victoria St walkway; roof level plant; and various other associated works. Granted following completion of s106 legal agreement 24/05/2023.
- 4.2. 221233/LBC – Various internal and external works associated with No's 147 and 148 Friar St and No's 1 – 15 (odd) Queen Victoria St, including part-two, part-three storey rear extension to No's 5-15 (odd) Queen Victoria St, as part of redevelopment to provide reconfigured basement and ground floor uses (Class E(a) or (b)) on Friar St and Queen Victoria St frontages and proposed apart-hotel (Class C1) and on all upper floors. Granted 24/05/2023.
- 4.3. 230789/APPCON - Discharge of conditions 5 (Recording of the existing buildings record) and 47 (Scheme and details of repairs to 12 roof level gables, including a timetable for reinstatement) of planning permission 221232. Discharged 23/06/2023.
- 4.4. 230790/APPCON - Discharge of conditions 14 (Contamination report) and 15 (Contamination remediation scheme) of planning permission 221232. Discharged 29/06/2023.
- 4.5. 230791/APPCON - Discharge of condition 6 (Demolition and Construction Method Statement) of planning permission 221232. Discharged 16/08/2023.
- 4.6. 231223/FUL - Partially retrospective application for the demolition of buildings to the rear of No's 1-15 (odd) Queen Victoria Street & 146-148 Friar Street to ground level (amended description). Granted 30/11/2023.

### **Proposals which incorporate some of the application site, but not all the application site**

#### **1-15 Queen Victoria Street and 147-148 Friar Street**

- 4.7. 181737/FUL & 181738/LBC - Repair and maintenance, and where necessary replacement of the roof, windows and brickwork including repair and maintenance of 12 roof gables. Finally Disposed of 28/07/2022.
- 4.8. 210223/FUL & 210224/LBC - Part demolition of rear of site. Repair and refurbishment of listed building. Change of use of upper floors from office (Use Class E(g)) to apart hotel (Use Class C1). Erection of a three - storey rear extension with mansard. Erection of a part-single, part-two storey rear addition (Use Class E(a) or (b)). Alterations to ground floor principal façade. Creation of public square, and associated works. Withdrawn 05/09/2023.

#### **1 – 3 Queen Victoria Street**

- 4.9. 212010/ADV - 3no. fascia signs. 1no. to Queen Victoria Street, 1no. to Friar Street and 1no. above corner entrance. 2no. projecting signs. 1no. to Queen Victoria Street and 1no. to Friar Street. New graphics to 4no. existing awnings. Granted advertisement consent 14/07/2022.

- 4.10. 212051/ADV - 3no. fascia signs - 1no. to Queen Victoria Street, 1no. to Friar Street and 1no. to corner entrance. 2no. projecting signs - 1no. to Queen Victoria Street and 1no. to Friar Street. New graphics to 4no. existing awnings. Granted listed building consent 14/07/2022.
- 4.11. 231307/ADV - Temporary display of an externally illuminated shroud advertisement on the upper floors of the north and east elevations until 01/10/2024. Refused 09/02/2024. Appeal lodged (Ref: APP/E0345/Z/24/3339516) but subsequently withdrawn by the appellant on 09/04/2024.

#### 5 Queen Victoria Street

- 4.12. 891119 - Change of use of ground floor from retail shop (A1) to employment agency (A2). Refused 02/11/1989.
- 4.13. 900119 - Change of use of ground floor retail area to A2 (employment agency) use. Refused 19/07/1990.
- 4.14. 900161 – Fascia sign and hanging sign. Refused 12/11/1990.
- 4.15. 900513 - Illuminated fascia sign and illuminated projecting sign. Refused 03/10/1990.
- 4.16. 901065 - Change of use of first and second floor to A2 (employment agency). Approved 23/08/1990.
- 4.17. 910246 – Fascia and projecting sign. Granted 12/07/1991.
- 4.18. 910632 – Fascia sign. Granted 11/09/1991.
- 4.19. 930720 - Change of use from financial and professional services (A2) to offices(B1). Granted 16/09/1993.
- 4.20. 930721 - Change of use from financial and professional services (A2) to offices (B1). Granted 10/03/1994.
- 4.21. 100012 & 100013 - Alterations to shop front and signage above including new front entrance door. Granted 09/04/2010.
- 4.22. 100023 - Shop front signage in and above glazed shop window including lighting. Granted 05/05/2010. Appeal against conditions imposed (Ref APP/E0345/H/10/2129764) allowed 29/12/2010.

#### 7 Queen Victoria Street

- 4.23. 940003 - Removal of solid timber door and replacement with glazed or part glazed timber door to entrance to upper parts of No 7. Granted 23/11/1994.
- 4.24. 940142 - Change of use from estate agents to bakery/tea rooms. Granted 17/11/1994.
- 4.25. 991466 - Externally illuminated aluminium fascia signage, 1 no. externally illuminated hanging sign and two no. awnings with logos. Granted 07/10/1999.
- 4.26. 991515 - New shopfront with wider door and ramped disabled access. New shop fit out including removal of wall on the ground floor, plus 3 no. air condenser units located to the rear side of the building. Granted 07/10/1999.
- 4.27. 991544 – New Shopfront. Granted 07/10/1999.

- 4.28. 992190 – To open up the existing link doorway and install new steel beams across the new opening. Granted 20/05/1999.
- 4.29. 020616 - (Amended description) Change of use from class A3 (tea shop, bakery) to class A2 (job shop.) Granted 17/09/2002.

9 Queen Victoria Street

- 4.30. None from the past three decades.

11 Queen Victoria Street

- 4.31. 910333 & 910379 – Agents 'To Let' board. Refused 06/03/1991.
- 4.32. 960285 - Installation of an externally illuminated fascia to each shop front and one externally illuminated projecting sign only. 10/12/1996.
- 4.33. 960303 - Conversion to form a single unit at ground floor level by removal of part of internal wall. Approved 14/11/1996.
- 4.34. 960321 - Installation of an externally illuminated fascia to each shop front and one externally illuminated projecting sign only. Granted 10/12/1996.
- 4.35. 960869 - Change of use of ground floor and basement to A2 use forming extension to existing premises at 13 Queen Victoria Street. Approved 28/08/1996.
- 4.36. 970073 & 970074 - Removal and replacement of ground floor shop fronts. Granted 02/04/1997.
- 4.37. 970586 - Removal of part of internal wall at basement level. Granted 21/02/1997.
- 4.38. 990399 – Internal alterations including the formation of a new staircase between ground and first floor. Granted 29/01/2001.
- 4.39. 090076 - Replace existing signage with new Internal Installation of new partition walls. Granted 14/12/2009.
- 4.40. 091898 - 2 fascia signs and 1 projecting sign. Granted 11/12/2009.

13-15 Queen Victoria Street

- 4.41. 890153 & 891227 - Non illuminated wooden hanging projecting sign. Granted 24/04/1990.
- 4.42. 890185 - Externally illuminated wooden painted fascia sign. Granted 24/04/1990.
- 4.43. 890382 - Change of use from Class A1 (retail-hairdressers) to Class A2 (employment bureau). Granted 14/06/1989.
- 4.44. 891226 - Externally illuminated wooden painted fascia sign. Granted 24/04/1990.
- 4.45. 920616 - Illuminated light box. Granted 01/12/1992.
- 4.46. 920668 - Illuminated light box to be erected above the front door. Refused 23/12/1992.
- 4.47. 930167 - Replacement of externally illuminated fascia panel sign and one off externally illuminated projecting swing sign. Refused 18/04/1994.
- 4.48. 930710 - Erection of new shop sign and projecting shop sign. Granted 23/06/1994.

- 4.49. 930860 - Shop fascia sign and externally illuminated projecting sign. Granted 23/06/1994.
- 4.50. 930911 – Shop sign (fascia). Refused 28/07/1993.
- 4.51. 940735 - Installation of an externally illuminated fascia panel sign and an externally illuminated projecting swing sign. Refused 18/04/1994.
- 4.52. 940876 & 940877 - Externally illuminated fascia sign and externally illuminated projecting swing sign. Granted 11/08/1994.
- 4.53. 980478 - Double sided externally illuminated projecting signs. Granted 08/06/1998.
- 4.54. 020764 - New projecting sign, new window graphics x2, replacement door and graphic. Granted 30/08/2002.
- 4.55. 021419 - Installation of externally illuminated hanging projecting sign, first floor window graphics, new entrance door and graphics. Granted 16/09/2002.
- 4.56. 111041 - Replacement of main entrance door and interior demolition to recent plasterboard walls. Granted 17/05/2011.

145 Friar Street

- 4.57. 091660 - Change of use of 1st, 2nd and 3rd floors from B1 Office to D1 Educational Training Institute. Granted 29/09/2009.
- 4.58. 171720 - Change of use of the first, second and third floors of the property from an Educational Training Institute (Class D1) to office use (Class B1a). Granted 08/01/2018.

146 Friar Street

- 4.59. 960725 - Alterations to existing shop front to include an additional single door. Granted 10/02/1997.
- 4.60. 970888 - Fascia pod sign internally-illuminated; double sided projecting sign internally illuminated. Granted 23/07/1997.
- 4.61. 130228 - Change of use of 1st and 2nd floors from ancillary A1 use to C3. Certificate of lawfulness refused 23/04/2013.
- 4.62. 140031 - Change of use from opticians to Class A1 (shops) on the ground floor to include new shop front. Granted 11/03/2014.
- 4.63. 150726 - Proposed change of use of first and second floors from Consulting Rooms to Offices (B1). Granted 02/07/2015.
- 4.64. 170487 - Change of use of first and second floor from B1(a) Office to C3 residential, together with a third floor and roof level extension to the building and alterations to fenestration to form 2 x two bedroom flats and 1 x 4 bedroom flat. Refused 19/10/2018.
- 4.65. 170654 - Change of use of first and second floor from B1a Office to C3 residential to provide two self-contained flats, together with additional first floor window to rear elevation. Granted 19/07/2017.
- 4.66. 170774 - Change of use of first and second floor from B1(a) Office to C3 residential together with a third floor extension to the building and alterations to fenestration to provide 3 x self-contained one bedroom flats. Refused 20/12/2018.

- 4.67. 172172 - Change of use of first and second floor from B1a Office to a one-bedroom flat (C3). Granted 16/02/2018.
- 4.68. 230702 - Temporary dropped kerb/ vehicle crossing. Granted 04/10/2023 (restoration required by 30 January 2026).

147 Friar Street

- 4.69. 880153 & 880154 - Conversion of first floor into restaurant with 120 seats, formation of staircase and disabled WC to ground floor. Approved 23/11/1988.
- 4.70. 890700 & 891325 – New shopfront to Friar Street and Queen Victoria Street, including access for the disabled. Refused 10/10/1989.
- 4.71. 910045 & 910046 - Alterations to existing Friar Street shopfront and provision for disabled access. Granted 02/07/1991.
- 4.72. 910443 - New signage to Friar Street & Queen Victoria Street shopfront. Granted 02/07/1991.
- 4.73. 910799 - New signage panels and replacement of existing 2 No projection signs. Granted 02/07/1991.
- 4.74. 920049 - Installation of illuminated, projecting sign. Granted 11/04/1992.
- 4.75. 920158 - Illuminated projecting panel sign. Granted 13/03/1992.
- 4.76. 940599 & 940799 - Alterations to existing shopfront to Friar St & Queen Victoria St elevations. Granted 23/09/1994.
- 4.77. 991811 & 991812 – Change of colour to ground floor fascia panel and face of signage. Granted 13/07/1999.
- 4.78. 991937 & 992115 - Erection of replacement halo illuminated fascia signs, internally illuminated logo signs and externally illuminated hanging sign. Granted 07/02/2000.
- 4.79. 021066 - External signage alteration. Granted 18/10/2002.
- 4.80. 121473 - Remove existing timber fascia panel and replace with glass, supply and fit new non illuminated signage, externally illuminated fascia sign to Friar Street, new retractable awnings and re-fit as coffee shop. Granted 19/12/2012.

148 Friar Street

- 4.81. 130576 - Change of use of the public highway to a street café area. Approved 19/09/2013. Other relevant nearby sites

17-27 Queen Victoria Street

- 4.82. 170650 & 170651 - Proposed change of use of first, second and third floor from office to residential use comprising 15 x 1 bed flats and 4 x 2 bed flats and associated internal alterations. Withdrawn.
- 4.83. 181296 & 181297 - Proposed change of use of first, second and third floor from office use (B1a) to serviced apartment use (use class C1) comprising 15 x 1 bed units and 4 x 2 bed units with associated internal and external alterations – Granted following completion of S106 legal agreement 15/01/2019.

138-141, 142-143 & 144 Friar Street

- 4.84. 221235 - Demolition of No's 138-141 & 142-143 Friar St, partial demolition of No. 144 Friar St and erection of ground, mezzanine and 1st to 6th floor (7 storey) hotel building with 163 bedspaces (Class C1), with ancillary ground floor lounge, bar and restaurant and associated works. Granted following completion of s106 legal agreement 24/05/2023

The floor plan illustrates a proposed retail building layout. The building is situated on a corner lot, with **Queen Victoria Street** to the east and **Fife Court** to the north. The plan includes several retail units, each with a specific area and name:

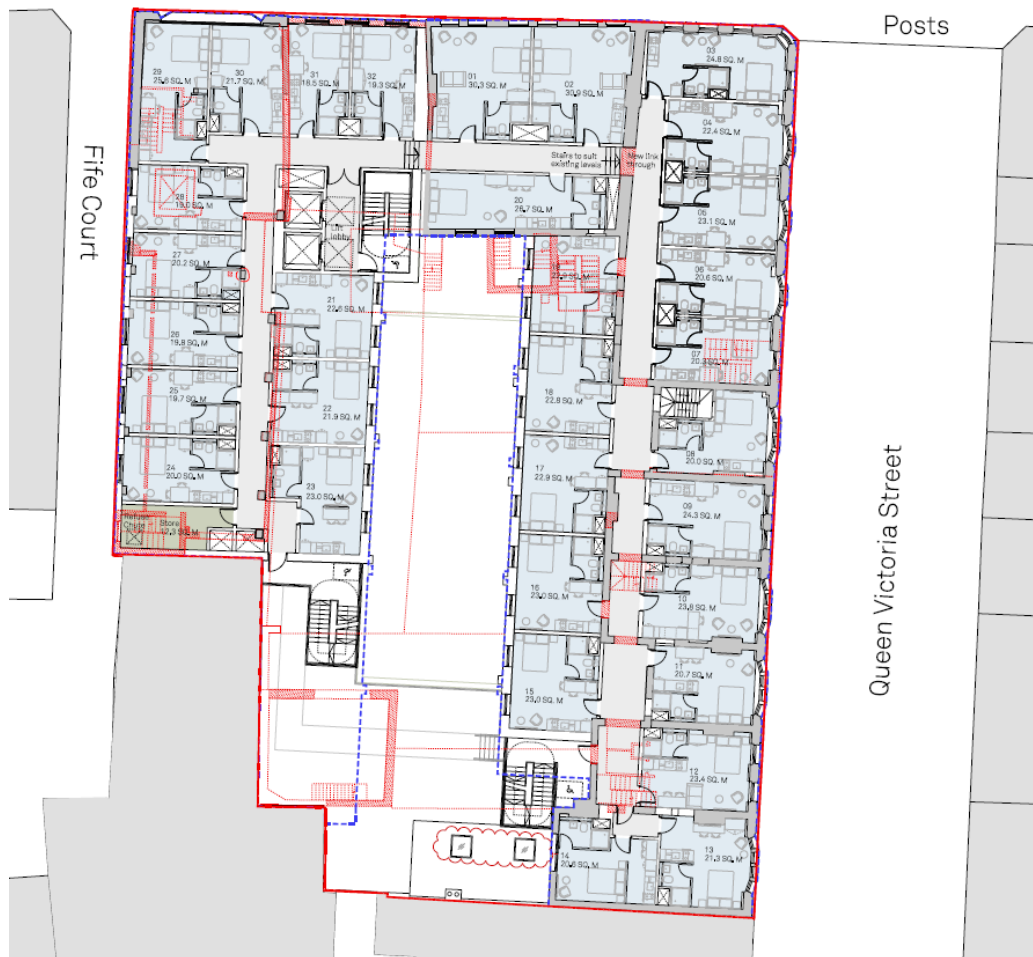
- Retail unit 01 (top left):** 190.7 sq. m.
- Retail unit 02 (top middle):** 106.7 sq. m.
- Retail unit 03 (top right):** 95.7 sq. m.
- Retail unit 04 (middle right):** 100.8 sq. m.
- Retail unit 05 (bottom right):** 92.2 sq. m.
- Retail unit 06 (bottom middle):** 217.2 sq. m.
- Retail unit 07 (bottom left):** 11.8 sq. m.
- Retail unit 08 (middle left):** 12.9 sq. m.
- Retail unit 09 (bottom left):** 10.7 sq. m.
- Retail unit 10 (middle left):** 20.8 sq. m.
- Retail unit 11 (top left):** 10.7 sq. m.
- Retail unit 12 (top left):** 10.7 sq. m.
- Retail unit 13 (top left):** 10.7 sq. m.
- Retail unit 14 (top left):** 10.7 sq. m.
- Retail unit 15 (top left):** 10.7 sq. m.
- Retail unit 16 (top left):** 10.7 sq. m.
- Retail unit 17 (top left):** 10.7 sq. m.
- Retail unit 18 (top left):** 10.7 sq. m.
- Retail unit 19 (top left):** 10.7 sq. m.
- Retail unit 20 (top left):** 10.7 sq. m.
- Retail unit 21 (top left):** 10.7 sq. m.
- Retail unit 22 (top left):** 10.7 sq. m.
- Retail unit 23 (top left):** 10.7 sq. m.
- Retail unit 24 (top left):** 10.7 sq. m.
- Retail unit 25 (top left):** 10.7 sq. m.
- Retail unit 26 (top left):** 10.7 sq. m.
- Retail unit 27 (top left):** 10.7 sq. m.
- Retail unit 28 (top left):** 10.7 sq. m.
- Retail unit 29 (top left):** 10.7 sq. m.
- Retail unit 30 (top left):** 10.7 sq. m.
- Retail unit 31 (top left):** 10.7 sq. m.
- Retail unit 32 (top left):** 10.7 sq. m.
- Retail unit 33 (top left):** 10.7 sq. m.
- Retail unit 34 (top left):** 10.7 sq. m.
- Retail unit 35 (top left):** 10.7 sq. m.
- Retail unit 36 (top left):** 10.7 sq. m.
- Retail unit 37 (top left):** 10.7 sq. m.
- Retail unit 38 (top left):** 10.7 sq. m.
- Retail unit 39 (top left):** 10.7 sq. m.
- Retail unit 40 (top left):** 10.7 sq. m.
- Retail unit 41 (top left):** 10.7 sq. m.
- Retail unit 42 (top left):** 10.7 sq. m.
- Retail unit 43 (top left):** 10.7 sq. m.
- Retail unit 44 (top left):** 10.7 sq. m.
- Retail unit 45 (top left):** 10.7 sq. m.
- Retail unit 46 (top left):** 10.7 sq. m.
- Retail unit 47 (top left):** 10.7 sq. m.
- Retail unit 48 (top left):** 10.7 sq. m.
- Retail unit 49 (top left):** 10.7 sq. m.
- Retail unit 50 (top left):** 10.7 sq. m.
- Retail unit 51 (top left):** 10.7 sq. m.
- Retail unit 52 (top left):** 10.7 sq. m.
- Retail unit 53 (top left):** 10.7 sq. m.
- Retail unit 54 (top left):** 10.7 sq. m.
- Retail unit 55 (top left):** 10.7 sq. m.
- Retail unit 56 (top left):** 10.7 sq. m.
- Retail unit 57 (top left):** 10.7 sq. m.
- Retail unit 58 (top left):** 10.7 sq. m.
- Retail unit 59 (top left):** 10.7 sq. m.
- Retail unit 60 (top left):** 10.7 sq. m.
- Retail unit 61 (top left):** 10.7 sq. m.
- Retail unit 62 (top left):** 10.7 sq. m.
- Retail unit 63 (top left):** 10.7 sq. m.
- Retail unit 64 (top left):** 10.7 sq. m.
- Retail unit 65 (top left):** 10.7 sq. m.
- Retail unit 66 (top left):** 10.7 sq. m.
- Retail unit 67 (top left):** 10.7 sq. m.
- Retail unit 68 (top left):** 10.7 sq. m.
- Retail unit 69 (top left):** 10.7 sq. m.
- Retail unit 70 (top left):** 10.7 sq. m.
- Retail unit 71 (top left):** 10.7 sq. m.
- Retail unit 72 (top left):** 10.7 sq. m.
- Retail unit 73 (top left):** 10.7 sq. m.
- Retail unit 74 (top left):** 10.7 sq. m.
- Retail unit 75 (top left):** 10.7 sq. m.
- Retail unit 76 (top left):** 10.7 sq. m.
- Retail unit 77 (top left):** 10.7 sq. m.
- Retail unit 78 (top left):** 10.7 sq. m.
- Retail unit 79 (top left):** 10.7 sq. m.
- Retail unit 80 (top left):** 10.7 sq. m.
- Retail unit 81 (top left):** 10.7 sq. m.
- Retail unit 82 (top left):** 10.7 sq. m.
- Retail unit 83 (top left):** 10.7 sq. m.
- Retail unit 84 (top left):** 10.7 sq. m.
- Retail unit 85 (top left):** 10.7 sq. m.
- Retail unit 86 (top left):** 10.7 sq. m.
- Retail unit 87 (top left):** 10.7 sq. m.
- Retail unit 88 (top left):** 10.7 sq. m.
- Retail unit 89 (top left):** 10.7 sq. m.
- Retail unit 90 (top left):** 10.7 sq. m.
- Retail unit 91 (top left):** 10.7 sq. m.
- Retail unit 92 (top left):** 10.7 sq. m.
- Retail unit 93 (top left):** 10.7 sq. m.
- Retail unit 94 (top left):** 10.7 sq. m.
- Retail unit 95 (top left):** 10.7 sq. m.
- Retail unit 96 (top left):** 10.7 sq. m.
- Retail unit 97 (top left):** 10.7 sq. m.
- Retail unit 98 (top left):** 10.7 sq. m.
- Retail unit 99 (top left):** 10.7 sq. m.
- Retail unit 100 (top left):** 10.7 sq. m.

The plan also shows a central courtyard area, a parking area, and a loading dock. The building is surrounded by other properties, including a building to the north and a building to the east. The plan is labeled with "Posts" in the top right corner and "Queen Victoria Street" in the bottom right corner.

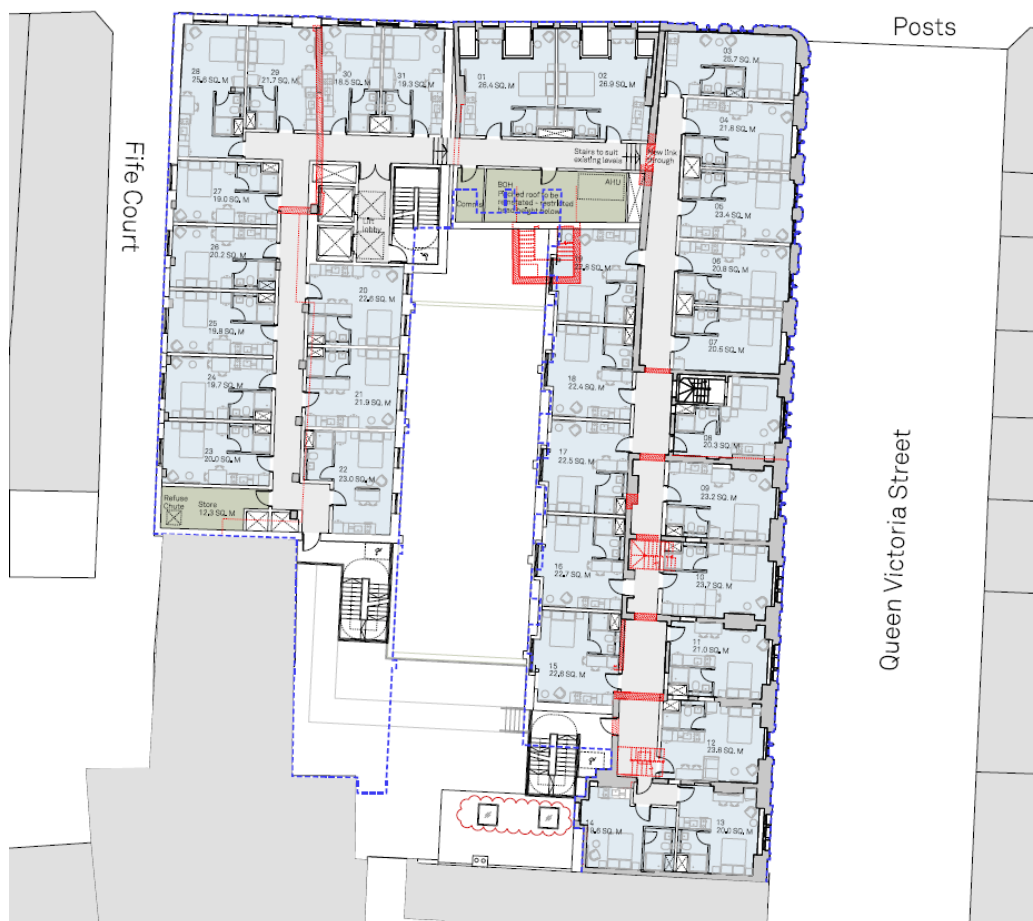
The site plan illustrates the proposed development within a red boundary. Key features include:

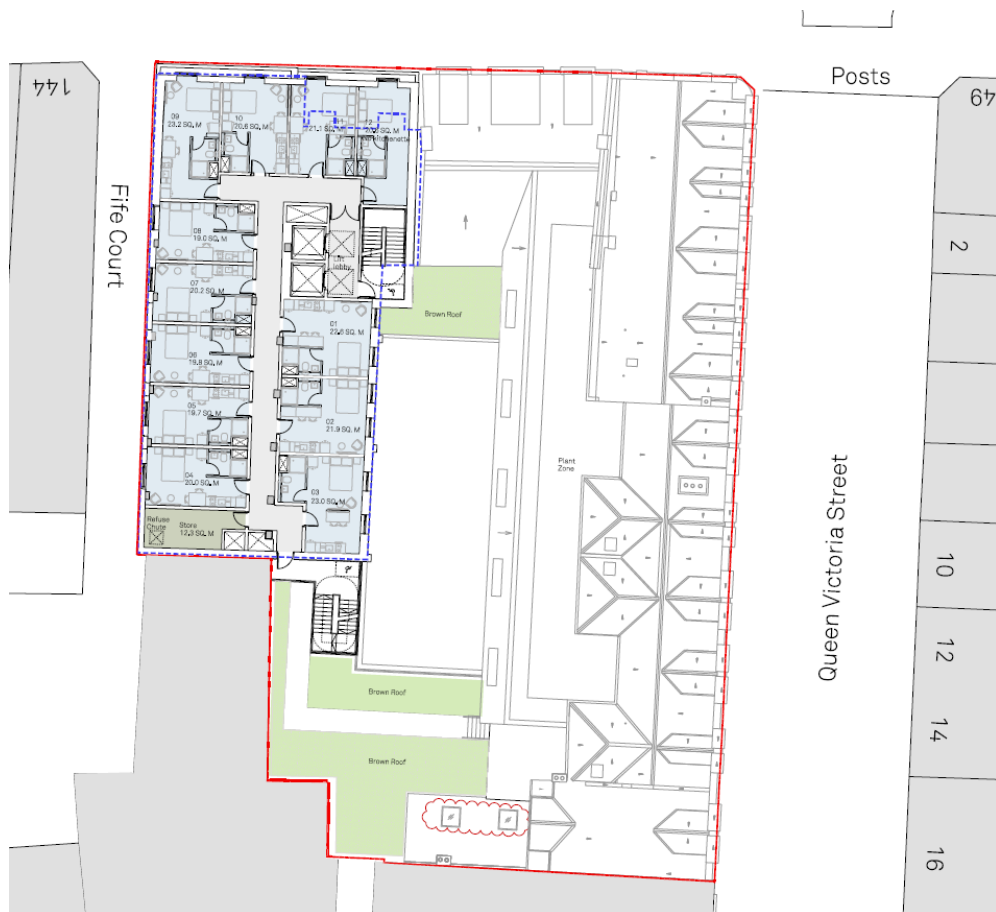
- Existing Structures:**
  - Apartment House BOH 1 (Green)
  - Apartment House BOH 2 (Green)
  - Retail unit 02 (Lower) 100.0 SQ. M (Pink)
  - Retail unit 03 (Lower) 100.0 SQ. M (Pink)
  - Retail unit 04 (Lower) 84.3 SQ. M (Pink)
  - Retail unit 05 (Lower) 80.0 SQ. M (Pink)
  - Retail unit 06 (Lower) 84.3 SQ. M (Pink)
- Proposed Structures:**
  - New excavation (Blue hatched area, indicated by a line from the label "New excavation")
- Other Features:**
  - Open water tank (Green)
  - Parking (Grey areas with dashed lines)
  - Landscaping (Green areas)
  - Stairs (Black lines with arrows)
  - Drainage (Red dashed lines)



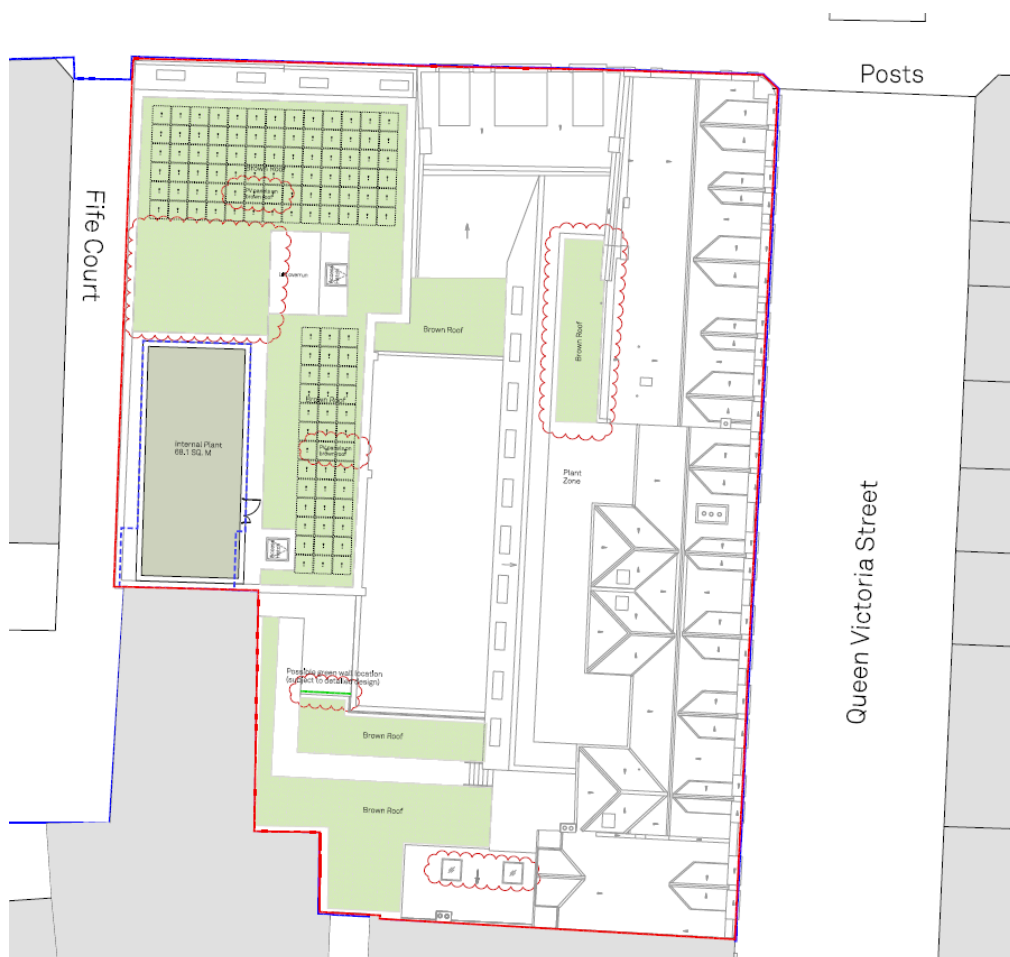


Proposed second floor (above) and third floor (below) plans, as received 04/07/2024





Proposed fourth floor (above) and roof (below) plans, as received 04/07/2024





Pre-existing Queen Victoria Street elevation



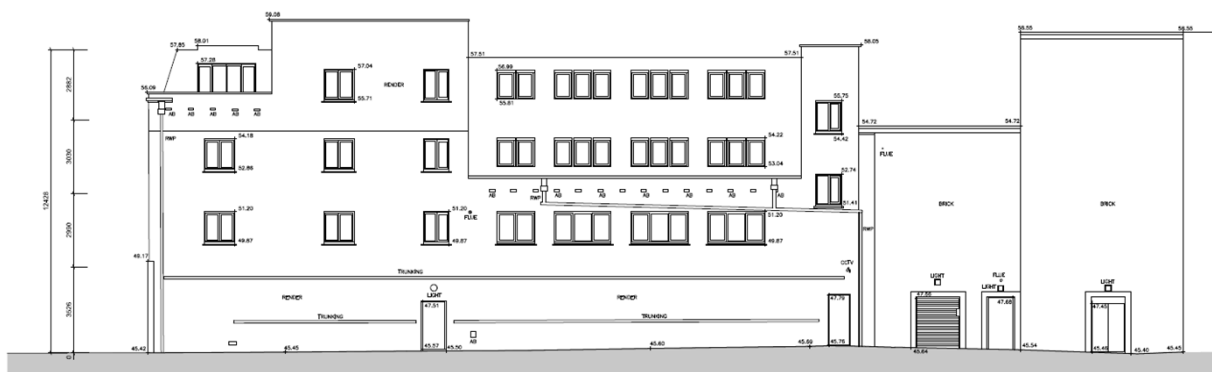
Unaccompanied site visit photographs 07/06/2024



Approved Queen Victoria Street elevation



Proposed Queen Victoria Street elevation



Pre-existing Fife Court elevation



Site photographs 07/06/2024 (left) and 10/06/2022 (right)



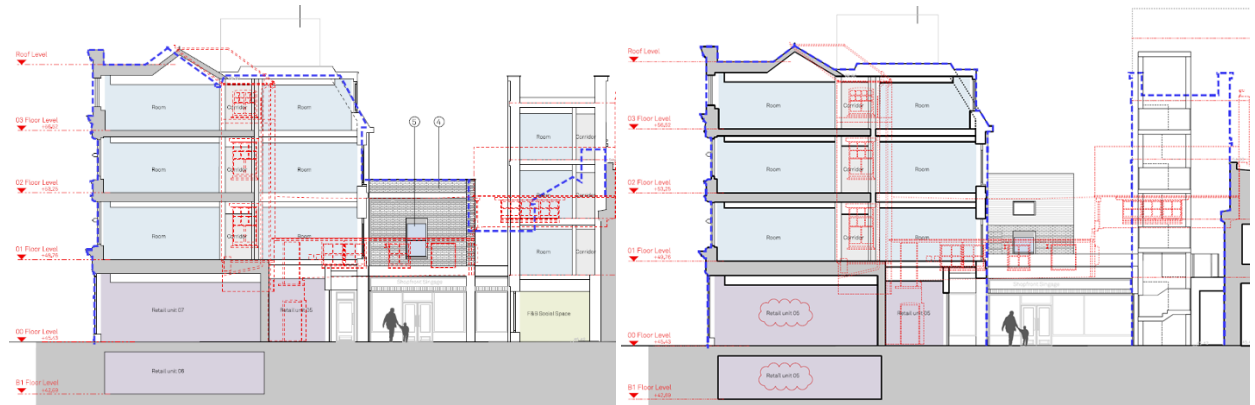
Approved Fife Court elevation



Proposed Fife Court elevation



Approved (above) and Proposed (below) inner courtyard elevation looking east



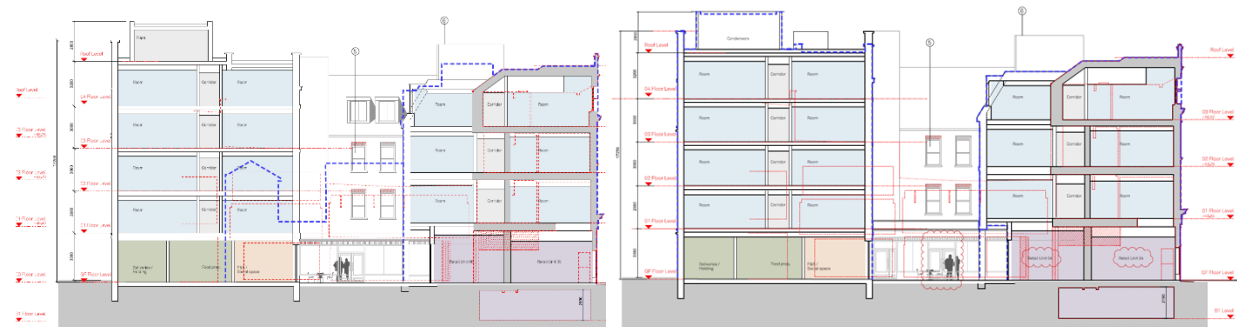
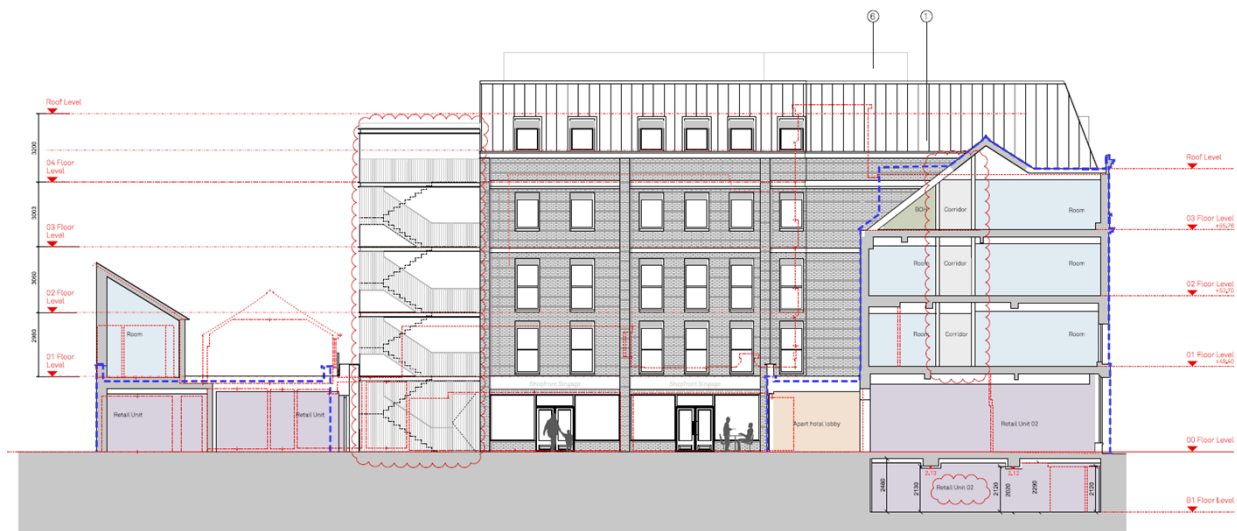
Approved (left) and proposed (right) inner courtyard elevation looking south



Site photographs 10/11/2023



As Approved (above) and Proposed (below) inner courtyard elevation looking west



Approved (left) and proposed (right) inner courtyard elevation looking north



Site photographs 10/11/2023