

22 November 2024

The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font, positioned within a yellow rectangular background.

FAO Matthew Burns
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Submitted via Planning Portal (ref: PP- 13416717).

Dear Mr Burns,

**SOANE POINT, 3-10 MARKET PLACE, READING, RG1 2EG
APPLICATION FOR NON-MATERIAL AMENDMENTS TO PLANNING PERMISSION REF: 221446.**

On behalf of our client, TENE LIVING UK (READING) LTD, we write to submit an application for Non-Material Amendments to Planning Permission ref: 221446 which was granted on 3rd August 2023 for the following development:

“External works to existing building, including partial replacement of the existing facades fronting Market Place and Abbey Square alongside other external works to the building, set back single-storey extension above part of block fronting Market Place, part two part three storey extensions above other blocks, and conversion and alterations to ground floor reception and car parking area, together the works will deliver 38 new homes and (internal and external) residential amenity areas with associated car parking.”

Works have commenced on the above development. Alongside this, works have been progressing on the conversion of the offices to residential use pursuant to the Prior Approval (ref: 210478) granted on 25th May 2022 under Permitted Development (PD) rights.

This application seeks to amend the approved Full Planning Permission (FPP) development to introduce phasing to the development. This will allow the PD homes which will be completed in Spring 2025 to be occupied. The phasing of works is described below:

Phase 1 will deliver:

- All façade works for the existing building, including those on the main Market Place façade to the 4th floor.
- Works within the basement will be largely completed, ensuring cycle stores and refuse stores are made available for occupation of the PD homes. The car parking will not be laid out or made available until Ph 2 however as these are to serve the 38 FPP homes which will be delivered in Phase 2.
- Internal and external amenity spaces will be provided throughout the building up to the 4th floor where the roof extension and its amenity space to be completed in Ph2. This will benefit the residents of the PD homes.
- Limited interim works are needed to support occupation of the PD units. This includes:

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- The completion of the ground floor façades and Market Place will create internal spaces. These will be utilised for temporary purposes (e.g. for residential amenity or construction logistics for the second phase of works).
- On the second floor, the existing core overrun will be extended upwards, and a fire escape route (with metal railings) created at roof level to provide a means of escape for residents of the PD units. Similarly, on the existing roofs, at third and fifth floors, smoke shafts, life overrun and AOV's will be provided.

Phase 2 will complete the remaining works, including the upward extensions and 38 dwellings whilst removing any interim works (essentially because they will be built over). It is anticipated that occupation and remobilisation will mean Phase 2 works will indicatively commence around 18 - 24 months of Phase 1 being made ready for occupation.

The application is submitted electronically via the Planning Portal, and comprises of the following information:

- Covering Letter;
- Completed Application Form;
- Phasing Mark Up drawings (dated 21/11/24) – showing the works included in each phase and location of minor works to allow for the occupation of the PD units.
- Application fee of £363. This has been paid directly by the Applicant via the Planning Portal, alongside the Planning Portal service charge fee.

It is proposed that Condition 2 is updated to add on the Interim Works drawings.

We have reviewed the other planning conditions and obligations and these do not preclude a phased approach to delivery. However, we note the following:

- A revised Construction Method Statement will be submitted pursuant to condition 9 to reflect the phased delivery of the FPP, and to ensure that the impact of the Phase 2 works is appropriately managed to minimise impacts on the residents of the PD homes.
- For clarity we propose that condition 22 is varied as part of the application so that the trigger for compliance relates to occupation of dwellings (i.e. the 38 FPP dwellings) - this does not raise any material issues given the condition relates to dwelling emission rates. Suggested wording is provided below:

~~The development~~ **No dwelling** hereby permitted shall ~~not~~ be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings hereby permitted have achieved a minimum of a 35% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP) assessment, produced by an accredited energy assessor.

- Where other conditions remain to be discharged these related to the occupation of the 38 FPP residential units. Nonetheless, where works are proposed to be carried out in Phase 1, the applicant intends to make earlier submissions to agree details for these early works, either via part or full discharge. We do not consider there is a need to vary the wording of these other conditions, but would be happy to discuss this further with you should you have any queries.

This application proposes limited interim works which are not considered to raise material issues given their nature, scale and temporary nature. The proposed variation to condition 2 is therefore considered to be acceptable. Similarly the variation to condition 22 also does not raise any material issues.

I trust that the application is in order and look forward to receiving confirmation that it has been validated, and approved within the statutory 28 day period. If you have any queries or require any further information, please do not hesitate to contact myself or Samruti Patel.

Yours sincerely

A handwritten signature in cursive script, appearing to read "eti", written in black ink.

Emily Ingall-Tombs
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