

19 December 2024



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Submitted via Planning Portal (ref: PP-12505784).

Dear Sir/Madam,

Soane Point, 6-8 Market Place, Reading, RG1 2EG
Non-Material Amendment Application (S96a) to Prior Approval Application Reference: 210478

On behalf of our client 'Tene Living Ltd', we submit an application pursuant to section 96A of the 1990 Town and Country Planning Act 1990 (the Act) for non-material amendments to the above Prior Approval development which was allowed at appeal under reference: APP/E0345/W/21/3284108. The application comprises of:

- Covering Letter (this document);
- Completed Application form;
- Amended Application Drawings:
 - Level 01 (Drawing reference: W0821-WW-XX-01-DR-A-0252-S0-P01);
 - Level 02 (Drawing reference: W0821-WW-XX-02-DR-A-0253-S0-P01);
 - Level 03 (Drawing reference: W0821-WW-XX-03-DR-A-0254-S0-P01); and
 - Level 04 (Drawing reference: W0821-WW-XX-04-DR-A-0255-S0-P01).

The application fee of £363 will be paid directly by our client.

Background

The application site comprises of a 6 storey building located on the east side of Market Place. The building is accessed at ground floor level from Market Place and at basement level from Abbey Square to the rear. The building is not listed but is located within the Market Place/London Street Conservation Area.

Prior Approval was granted on 25th May 2022 for the conversion of the office use to 144 studio flats on appeal (ref. APP/E0345/W/21/3284108) on 25th May 2022 under Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Non-material amendments (ref: 221766) were subsequently agreed on 18th January 2023.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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In August 2023, full planning permission (ref: 221446) was granted for: *“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 to 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.”*

Proposed Amendments

Amendments are sought to the internal layouts to take account of the progression of detailed design co-ordination, and to take account of the external façade works underway following the implementation of the full planning permission. The changes include:

- Improved unit layouts on the first and second floor fronting onto Abbey Square where the façade works being delivered pursuant to the full planning permission will introduce new east-facing windows. There were previously no east facing windows, and therefore, the units were awkwardly shaped. The changes allow for more conventionally shaped units allowing for improved layouts.
- Changes to utility cupboards.
- Internal lobbies removed from within studio units.

Overall the proposed changes will create a better configuration for the new homes, and therefore better living spaces for future residents.

Amended layout drawings will supersede those that were approved previously under non-material amendment ref. 221766, as listed in Condition 1, as set out below.

Original Application ref. 210478	2022 NMA ref. 221766	2024 NMA ref. PP-12505784
Lower Ground Floor Plan (Drawing reference: P00004-A(03)B1-001-P1)	Lower Ground Floor Plan (Drawing reference: C933MPR-CTA-00-B1-DR-A-20900-P02)	No change.
Ground Floor Plan (Drawing reference: P00004-A(03)00-001- P1)	Ground Floor Plan (Drawing reference: C933MPR-CTA-00-GF-DR-A- 20901-P02)	No change.
First Floor Plan (Drawing reference: P00004-A(03)01-001-P1)	First Floor Plan (Drawing reference: C933MPR-CTA-00-01-DR-A- 20902-P02)	Level 01 (Drawing reference: W0821-WW-XX-01-DR-A-0252-S0-P01)
Second Floor Plan (Drawing reference: P00004-A(03)02-001- P1)	Second Floor Plan (Drawing reference: C933MPR-CTA-00-02-DR-A- 20903-P02)	Level 02 (Drawing reference: W0821-WW-XX-02-DR-A-0253-S0-P01)
Third Floor Plan (Drawing reference: P00004-A(03)03-001- P1)	Third Floor Plan (Drawing reference: C933MPR-CTA-00-03-DR-A- 20904-P02)	Level 03 (Drawing reference: W0821-WW-XX-03-DR-A-0254-S0-P01)
Fourth Floor Plan (Drawing reference: P00004-A(03)04-001- P1)	Fourth Floor Plan (Drawing reference: C933MPR-CTA-00-04-DR-A- 20905-P02)	Level 04 (Drawing reference: W0821-WW-XX-04-DR-A-0255-S0-P01)

Taking account of the amended unit layouts and façade works, it is requested that condition 1 is updated to:

- Replace the proposed 1st to 4th floor drawings with those listed above
- Remove the existing elevation drawing references
- To add wording similar to the following to ensure that relevant facade works are carried out prior to new homes being occupied:
 - *Prior to the occupation of each residential unit, the related façade works, as approved under application reference 221446 shall be carried out.*
- The proposed internal layout changes do not alter the total number of dwellings to be provided.
- The prior approval consent was given under Class O of the General Permitted Development Order, where consideration was given to the transport and highways impacts of the development, contamination risks, flood risks and impacts of noise from commercial premises on the future occupiers of the development. The proposed amendments would not alter the conclusions of the previous assessments in relation to these topic areas.
- It is considered that all homes would continue to receive adequate natural light, with all homes having access to one or more window. The façade changes being delivered under the full planning permission will create additional windows, which allows for improved unit layouts.
- Other changes including alterations to corridors or other communal spaces are not factors relevant to assessing applications of this type.

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

Yours sincerely,

A handwritten signature in black ink, appearing to read "ETB", written in a cursive, flowing style.

Emily Ingall-Tombs
Savills