

9th May 2025
Ref: 426

Planning Department
Civic Offices
Bridge Street
Reading
RG1 2LU

Dear Sir / Madam,

**Variation of condition 221364 - Central Club, 36-42 London Street
Reading RG1 4SQ**

This variation of condition application seeks to alter several of the approved drawings listed within condition 2 of approval 221364. Furthermore, if acceptable, this application will also seek to amend the S106 and correct a conflicting plans that were appended to the signed agreement.

The alterations to the scheme design are subtle and listed below for the ease of the officer reviewing the scheme.

1. Adjustment of the floor levels, following site investigations, the proposal intends to retain a raise existing floor slab, to minimise works to the mural footing and risk destabilising the existing building.
2. As a result of item 1. The floor levels have slightly changed, increasing by a few hundred mm.
3. Replanned ground floor, that clusters all the AH (RAR) on one floor for ease of future management, furthermore, removing a staircase making the layout more efficient.
4. General residential layout tweaks to improve fire safety design and integration of utilities and services to the dwellings
5. Relocation of bins and cycles within the ground floor plan
6. Minor adjustments to the layout of the community space, with introduction of a curved wall by the entrance

The approved condition 2 wording is below.

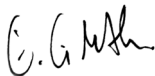
2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans: Drawing No: 02-00, 04-10, 04-11 received on 15/09/2022, 03-00A, 03-01, 05-02, 05-21, 05-10, 05-01, 05-17, 05-18, 50-01A, 03-16B, 05-19, 05-20, received on 15/12/2022, 05-00, 02-10, 05-10A, 05-12, 05-13, 03-10C, 03-11B, 03-12B, 03-13A, 03-14A, Received 19/04/2023, 05-11B, 05-14B, 05-15B, 03-11D, 03-12D, 03-13D, 03-14D, 03-16D received on 14/08/2024 and 03-10E received on 01/10/2024 REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

We would like to revise condition 2 wording to the following, with the amended drawings numbers in red.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans: Drawing No: 02-00, 03-00A, 03-01, 05-02, 05-21, 05-10, 05-01, 05-17, 05-18, 50-01A, 03-16B, 05-19, 05-20, received on 15/12/2022, 05-00, 02-10, 05-10A, 05-12, 05-13, 03-10-2, 03-11-2, 03-12-2, 03-13-2, 03-14-2, 04-10-2, 05-10-2, 05-11-2, 05-12-2, 05-13-2, 05-14-2, 05-15-2, 05-16-2, 05-17-2, REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

We trust that the content of this letter provides you with all of the information that you require, and we look forward to receiving confirmation of receipt and potential meeting dates (if needed) at your earliest convenience.

Yours faithfully,



Ed Mather

RIBA
Chartered Architect
Director