



Town Planning Bureau

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PLANNING & HERITAGE STATEMENT

Site: 1-15 Queen Victoria Street / 145-148 Friar
Street, Reading RG1 1SY
Application by: The Thackery Estates
Lead Consultant: Mr Paul S Bottomley
Date: 26th June 2025.
Our Ref: URB-482b-ST11.

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1.	Introduction	2
2.	Heritage Matters	22
3.	Summary & Conclusions	25

1.0 Introduction

1.1 This planning statement is prepared by Mr Paul S Bottomley BA (Hons), MA, MRTPI of Town Planning Bureau and is presented in support of a planning application under Section 96 of the Town and Country Planning Act 1990 (“96a”) for a non-material amendment to planning permission ref: 240422 and Section 19 Planning (Listed Building & Conservation Act) 1990 (“S19”) for an amendment to listed building consent ref: 240404 (“the application”).

- Applicant: Thackery Estates Reading Investments Ltd (“the Applicant”).
- Site: 1-15 Queen Victoria Street / 145-148 Friar Street, Reading RG1 1SY (“the site”).
- LPA: Reading Borough Council (“the Council”).

1.2 We should be grateful if you would give full consideration to the matters set out below.

Background

1.3 Planning permission (“PP”) (ref: 221232) and listed building consent (“LBC”) (ref: 221233) was approved for the redevelopment of 1-15 Queen Victoria Street (“QVS”) and 145-148 Friar Street (“Friar Street”) - these comprised the parent consent(s) and were approved May 2023.

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. At: 1-15 Queen Victoria Street & 145-148 Friar Street Reading.

1.4 A number of the conditions pertaining to the ‘parent consent’ were discharged.

1.5 Amendments to the scheme were made and were approved by way of S73 (LPA ref: 240422) and a new LBC (LPA ref: 240404) to improve the scheme and ensure deliverability. These two approvals comprise the ‘extant consent’.

1.6 Further conditions pertaining to the ‘extant consent’ have been discharged and works on site are progressing.

The Site

1.7 The site is a prominent plot located on the corner of Queen Victoria Street (“QVS”) and buildings along Friar Street, with significant frontage to both. QVS is the principle pedestrianised access point to the town centre from Reading Railway Station and Friar Street is traffic controlled with access to busses and taxis only.

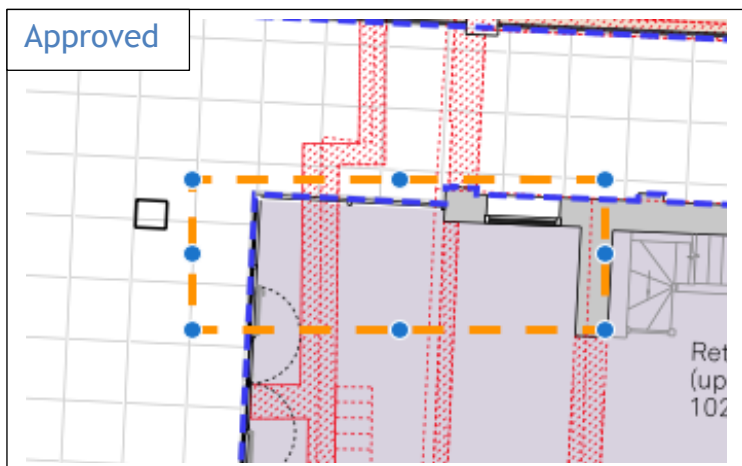
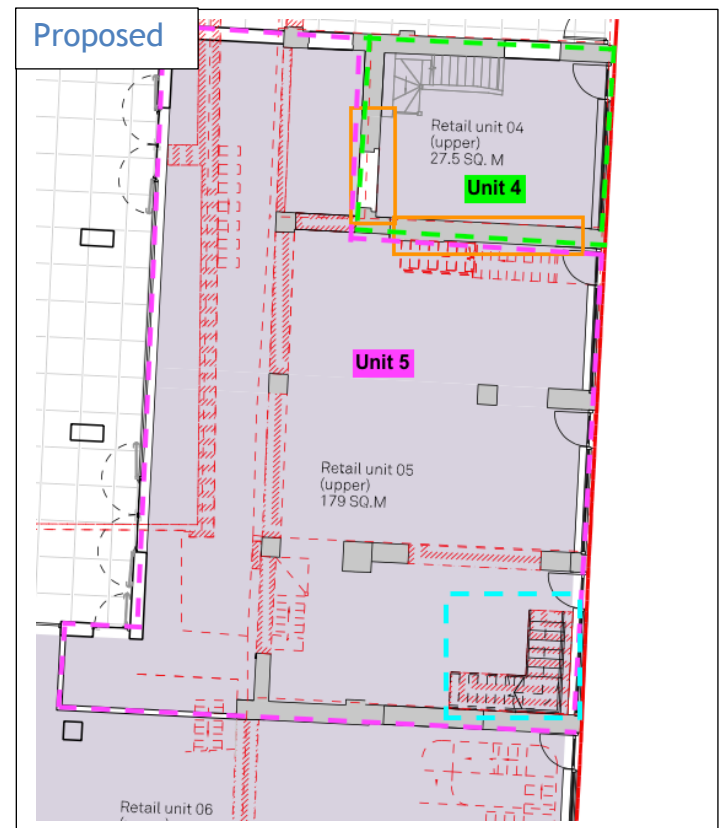
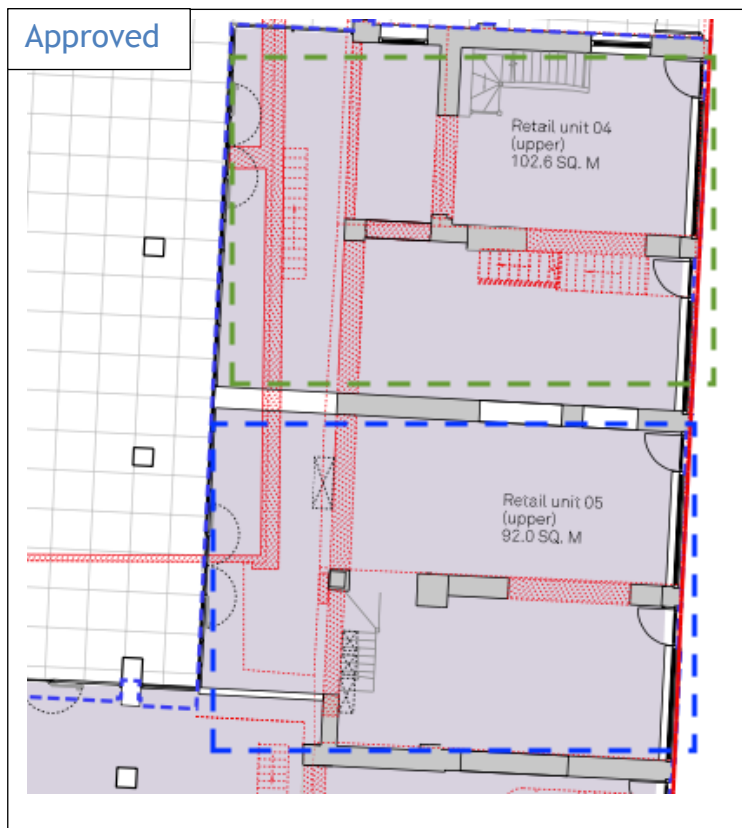
- 1.8 The Site comprises a number of premises with retail uses at ground floor level with other secondary uses (although vacant) at first floor level and above. Both QVS and Friar Street are key primary retail streets within the town centre and are in a highly accessible location, approximately 250m from Reading Railway Station to the north.

Amended Scheme & Reason

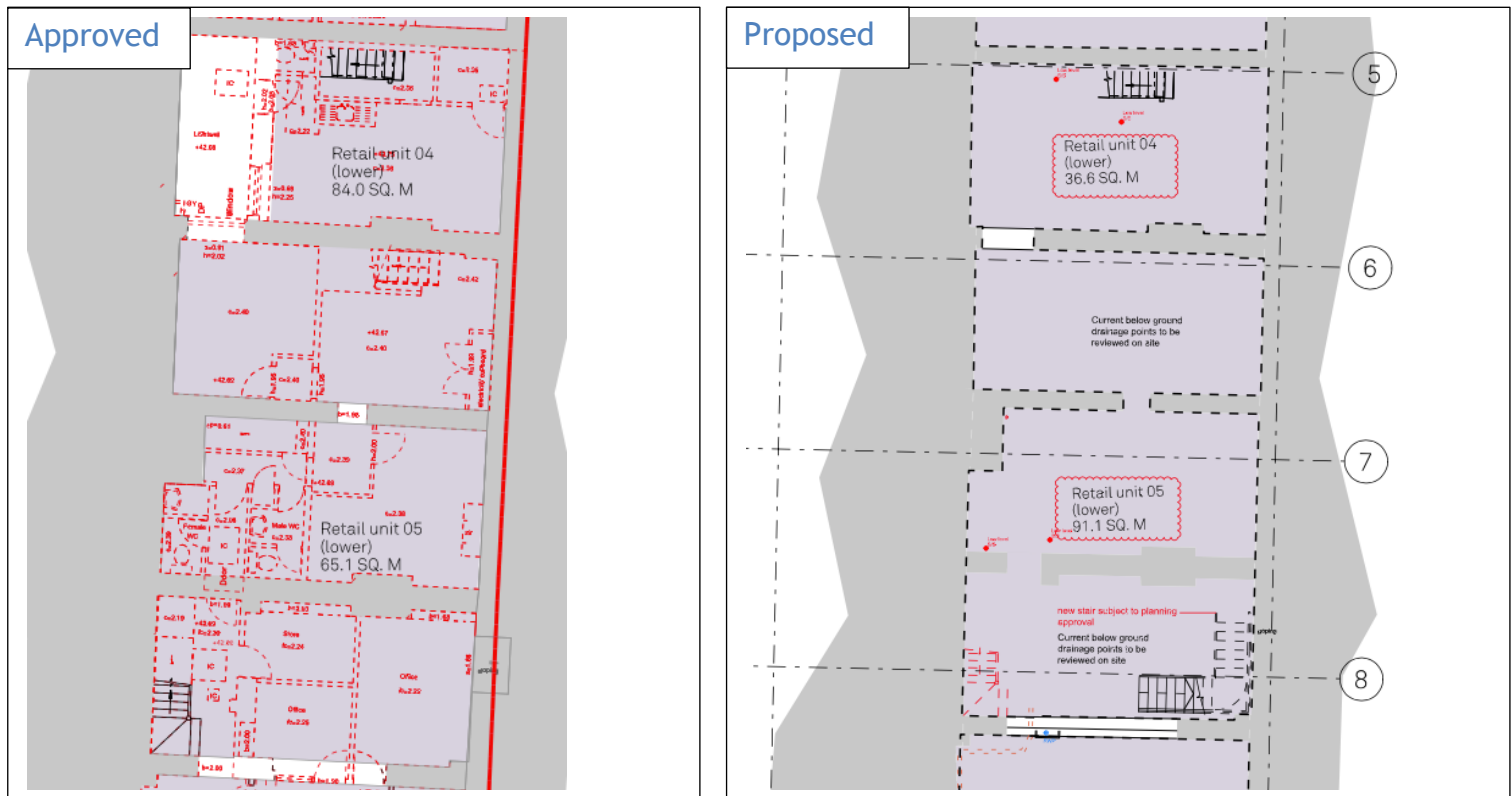
- 1.9 This S96a application is sought for non-material amendments to PP ref: 240422 and this S19 to LBC ref: 240404, to amend the internal layout of units 4 and 5 only as well as address the fire safety concern to the external façade.
- 1.10 The Applicant has an existing tenant seeking to relocate their business to Unit 4 and a prospective tenant for Unit 5. However, they are seeking to change the sizes of the respective units.
- 1.11 The Unit 4 tenant require less floor area whereas the Unit 5 tenant require a larger floor area - this note sets out the change sought. For avoidance of doubt, here is no change in unit numbers, retail floor area nor external shop front appearance.
- 1.12 Positive news is the tenant for Unit 4 is an existing small independent retailer who has occupied their existing shop unit (147 Friar Street) for many years is relocating to (Unit 4) and will be able to remain within development site with their relocation being managed as part of the development works to ensure business continuity, which is good news for the operation of their business. They will remain on site and the only period they will be disrupted is when the new shop front is fitted.
- 1.13 The Applicant has secured an agreement for Unit 5 to be occupied by a new food & beverage operator; the operator is national and has their other premises in cities across the country with a focus on older buildings that work with the fabric of the building to present the uniqueness of each site and draw on the character features of the said cities and buildings. In short, the occupation of QVS Unit 5 fits their modus operandi.
- 1.14 To occupy the amended Unit 5, they need to make some modest internal changes to allow the space to be more open and fit the number of covers needed, as well as the omission of the rear stair (non-regulation compliant) and introduction of a new stair to the front of the site - to meet Building Regulations fire exit requirements. Further, a modest change is needed to the fire escape from the courtyard, the corner of the shop is changed from glazing to solid brick to ensure compliance with Building Regulations.
- 1.15 The scheme is still proposing a mixed-use scheme comprising a public courtyard, retail and apart-hotel that will bring largely vacant and dilapidated site back into viable use, including the restoration and secured longevity of the Listed Buildings. For note, there is no change needed to the description of development as the scheme proposed simply makes non-material amendments.

Amendments Proposed to Units

- 1.16 The changes are best highlighted on the comparison drawings below.
- 1.17 Internal Changes to Unit 4: there are no further changes to the unit, in fact, the walls to be demolished by the extant consent will be retained and Unit 4 will operate 'as is' save for the new shopfront. The walls to be retained are shown orange on the plan above.
- 1.18 Internal Changes to Unit 5: the area proposed for extended Unit 4 will be incorporated into Unit 5 and the infilling of the walls shown white will not be completed. To allow the future tenant to operate further modest demolition is proposed - shown red hatched above. To gain access to the basement a stair is proposed - shown turquoise hatch.
- 1.19 Below shows the ground floor changes between the approved and proposed change below.



- 1.20 Below shows the ground floor changes been the approved and proposed change Below shows the basement floor changes been the approved and proposed change below.



- 1.21 For note, the 'white area' shown on the 'as approved' basement is an internal area that was not correctly coloured.

- 1.22 Units: there will be no change in unit numbers.

- 1.23 Unit Areas: there is no overall change in total floor area, just the manner the units are configured

Ground floor:

- Unit 4 will change from 102.6 sqm to 27.5 sqm.
- Unit 5 will change from 92.0 sqm to 179.0 sqm.

Basement floor:

- Unit 4 will change from 74.2 sqm to 36.3 sqm.
- Unit 5 will change from 65.1 sqm to 91.1 sqm.

Total floor area:

- Unit 4 will change from 176.8 sqm to 63.8 sqm.
- Unit 5 will change from 157.1 sqm to 270.1 sqm.

Pre-Application Response

- 1.24 The Applicant has entered into pre-app discussions, in summary, the Council have stated:

In short, it is considered that, should a section 96a application be proposed for the changes detailed within this submission, it is likely to be supported. In terms of the internal works to the listed building, a number of queries are raised with specific elements of the proposals and the outcome of these matters will dictate whether such changes should proceed to be considered further via either a section 19 application or a full application for listed building consent.

Considerations of Amendments to Unit Size

- 1.25 Extant consent Con.31 prevents the amalgamation of the units, however, it does not prevent changes in floor area. Further, there would be no change in the amount of floor area provided by the development nor change to the use classes proposed or change to the shop front/ external appearance. Finally, Unit 4 would be a 'small shop unit' - within the definition of **Policy CR8**. As a result of the reduction to Unit 4, consequently, Unit 5 would increase - again a change that is acceptable.
- 1.26 The Council's Pre-App response also confirms this position stating
- *Set within this context, and bearing in mind the commentary provided within your submission, it is considered that from a planning perspective these changes could positively proceed via the section 96a procedure.*
 - *From a land use perspective there is no change in the number of units (as approved) and the reconfiguration of the size of the spaces between two units would not give rise to any significant land use concerns.*
- 1.27 Against this planning policy context and the Council's Pre-App, this change is both non-material and acceptable form of development.

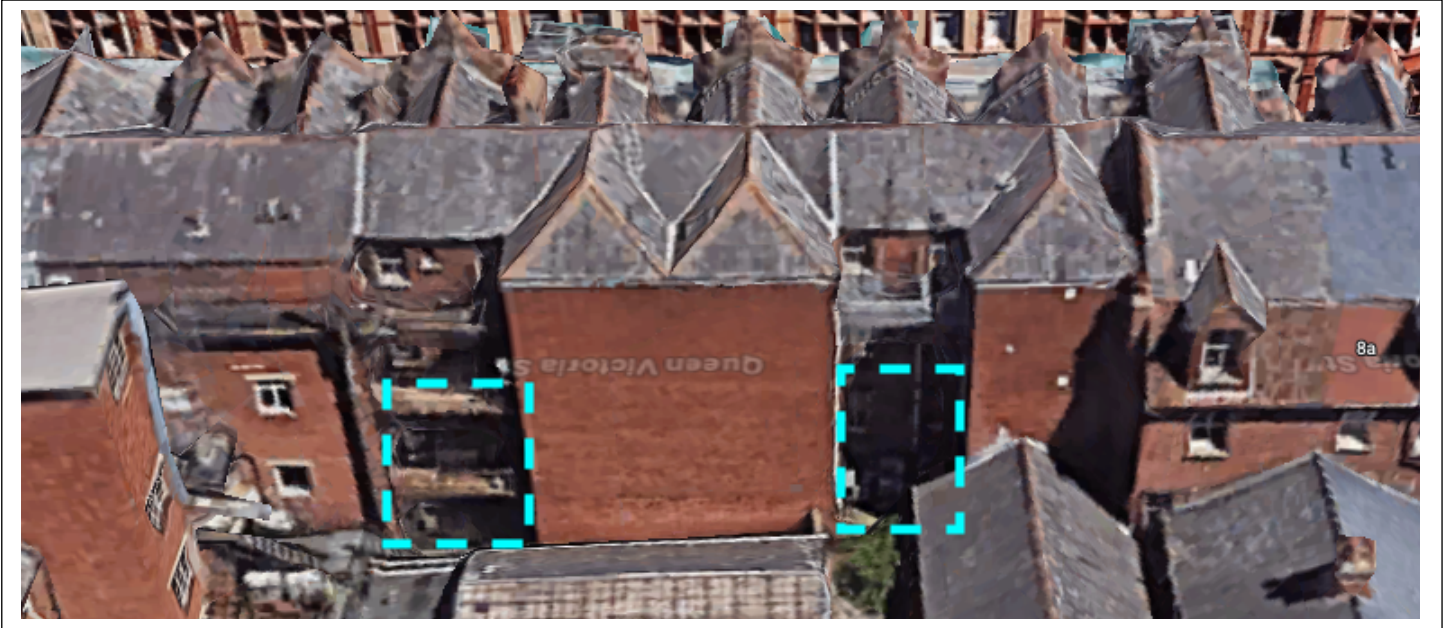
Amendments Proposed - Physical

- 1.28 The changes are best highlighted on the comparison drawings below.
- 1.29 Internal Changes to Unit 4: as advised, the sole change is to reduce the size by retaining the existing walls in Unit 4.
- 1.30 Internal Changes to Unit 5: there are three primary changes to the shop unit, which we address below.
- 1.31 **Stairs**: there is an existing stair to the rear of the shop, which provides access to the basement. The Applicant has engaged with Building Control about the use of this stair to allow the basement floor to be exited. They have stated:
- "...that in order to achieve compliance with applicable Building Regulation fire safety requirements that the stair from basement needs to discharge at ground floor relative to final exit from property in location shown in the FCH [application] drawings."*
- 1.32 Using the existing stair would mean basement patrons would have to travel over 30m from the extent of the basement to the shop unit street door - we are advised this does not comply with fire escape regulations. Therefore, this stair cannot be used by the public.

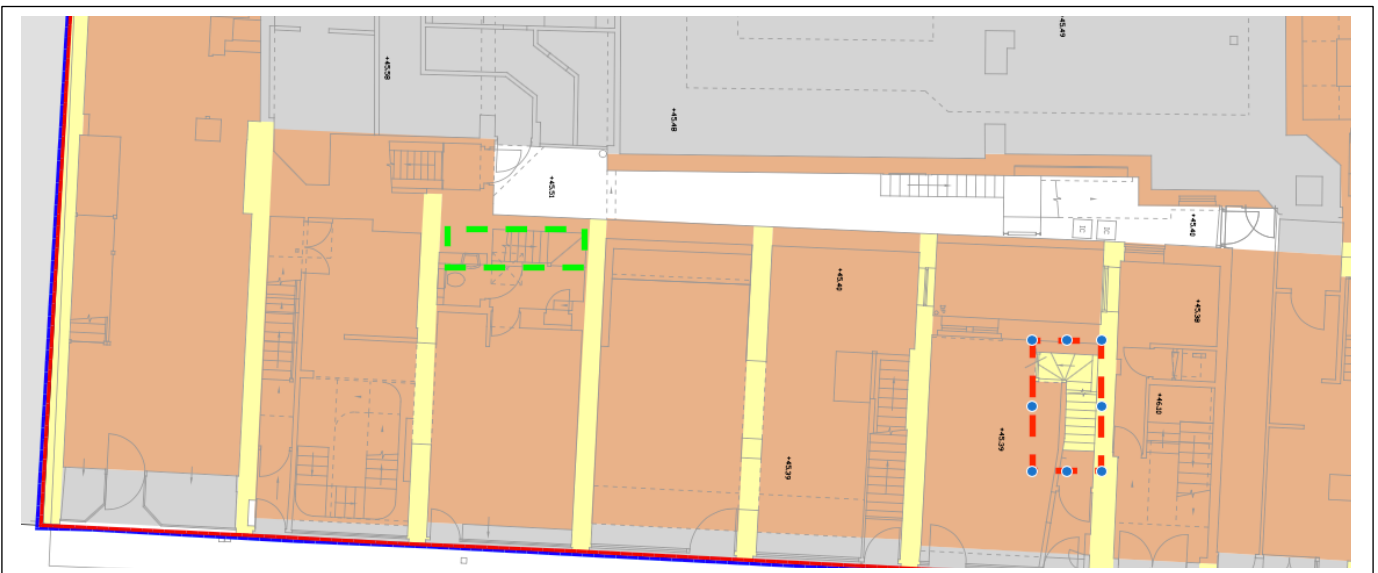
- 1.33 We note the Pre-App comments regarding the stair being 'only one left from the surviving original units' - the comment is noted. However, the position of the stair to the rear is consistent with the adjacent units and, we are advised, a later addition.
- 1.34 If regard is had to the 'pre-works' ground and basement ground floorplans, the original stair to the upper floors was to the side of the shop unit - the stair in 5QVS is in the original location and is retained. in this configuration, the access to the basement was below this stair. 5QVS is shown highlighted in red, whereas the basement stairs are in blue and the stair to be removed in 11QVS (Unit 5) is shown green.

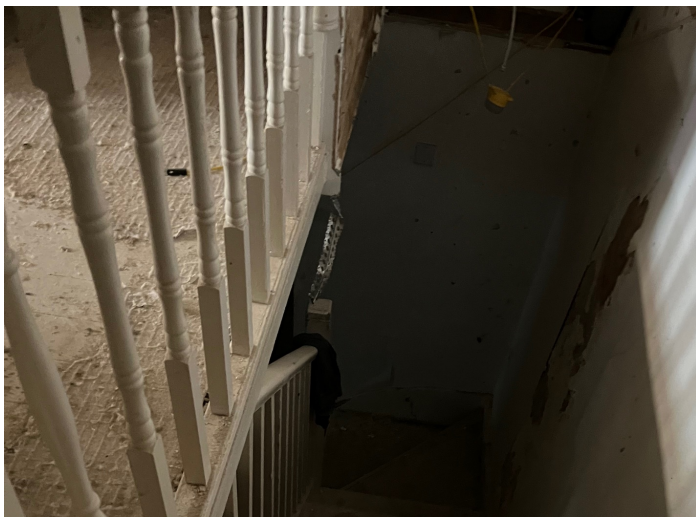


- 1.35 We have then looked at the building, the manner it was built was with recess elements to the rear, which served lightwells. If one has regard to the pre-works rear, this is shown on the photograph below.



- 1.36 If we then look to the first floor, one will note that to the rear of 5QVS is a lightwell whereas the rear of 11QVS, this is a flat roof infill. Therefore, although the stair has some age, it is non-original, in a non-original location and based on site photographs, is of limited historic interest.

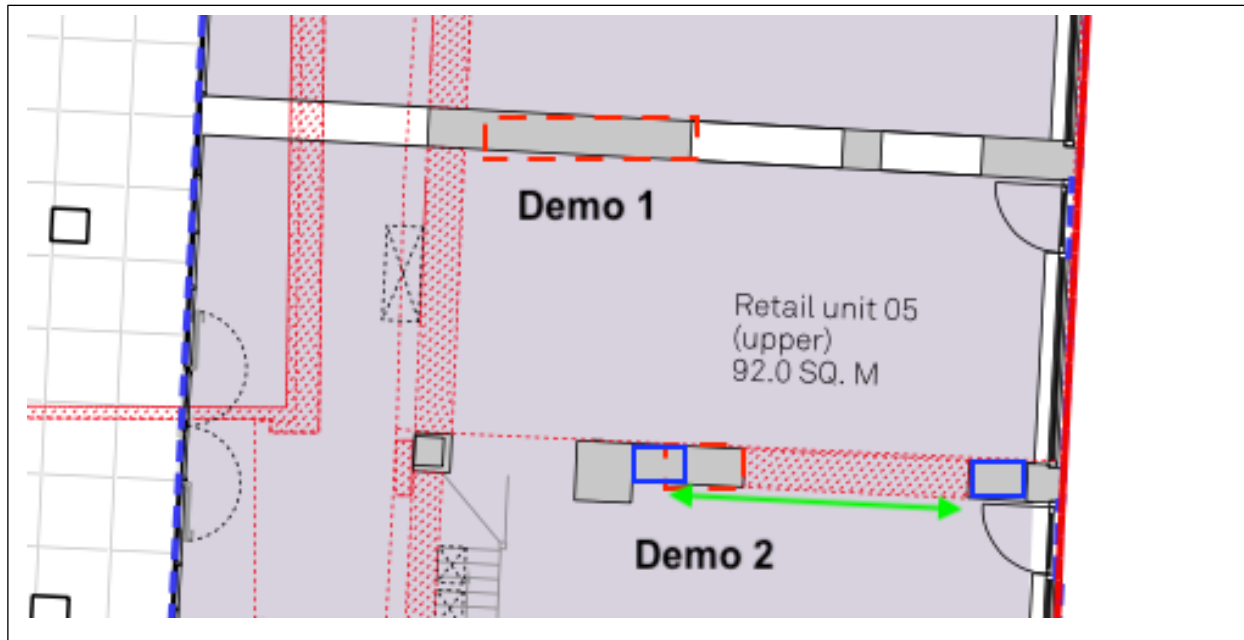




1.37 The photos show the stairs are clearly modern.

1.38 Summary: when assessed as part of the HIA for the parent LB, the stair was deemed to be of 'low significance' - whereas the stair retained in 5QVS is of 'high significance'. Therefore, the removal is, we submit, acceptable. In summary, the stair is low-significance, non-original in an area that would have benefited from a lightwell and does not follow the pattern of basement stair beneath the stair to the uppers that was sited to the side - not the rear. In this case, therefore the removal of the stair would not harm the special interest of the heritage asset.

- 1.39 **New Stairs:** the primary purpose of the new stairs is to provide egress and exit from the basement for patrons, which complies with Building Regulations and means of escape. By siting the stairs to the front of the shop unit, ensures convenient and compliant location. A further benefit of the location is it will allow some natural light into the basement level.
- 1.40 The Pre-app response advises that the 'existing stair be used' but as advised, this is not possible and therefore, the scheme before you is presented.
- 1.41 To understand the works proposed, the application is accompanied with drawings showing the extent of demolition which is limited to what is essential to provide the stairs.
- 1.42 Officers have also requested that internal elevations of the proposed new stair are provided and accompany.
- 1.43 Firstly, as noted in the significance drawing, the area for the new stair is of 'low significance' and the removal of historic fabric would be limited.
- 1.44 It is also noted that 13QVS currently benefits from a large open stair to the front of the shop unit, which will be removed as part of the redevelopment works approved under the extant consent.
- 1.45 It should be noted, to retain the stair to the rear would impact on the number of covers possible and reduce the viability of the unit, a matter discussed at pre-app stage with officers. The viability of the scheme is essential to move this proposal forward.
- 1.46 Summary: when assessed as part of the HIA for the parent LB, the front of the shop unit was deemed to be of 'low significance'. Therefore, the provision of a new stair, we submit, acceptable. In summary, the stair is low-significance, non-original in an area that would provide access to the basement to allow the use to operate in compliance with Building Regulations. Therefore, the new stair would not harm the special interest of the heritage asset.
- 1.47 **Walls:** the final aspect of the internal works is to amend the internal walls, the Applicant is seeking to improve the follow of this unit to ensure it is fit for purpose for the future operator. As existing, there are a number of existing walls that hinder the usage of this space and it is these elements that the Applicant is seeking to amend.
- 1.48 The Applicant is keen to ensure that the layout and legibility of the existing/ original layout is maintained. There are two element of reduction proposed, which are shown on the drawing below. Demo 1 removes a modest proportion of the internal wall, whilst retaining the roof level divide. Whereas Demo 2 retains brick piers the same size (blue square) and removes the proportion shown in the red square opening this area up.



- 1.49 The internal changes are noted as Demo 1 and 2. Taking Demo 1 first, when considering this at Pre-App officers stated:

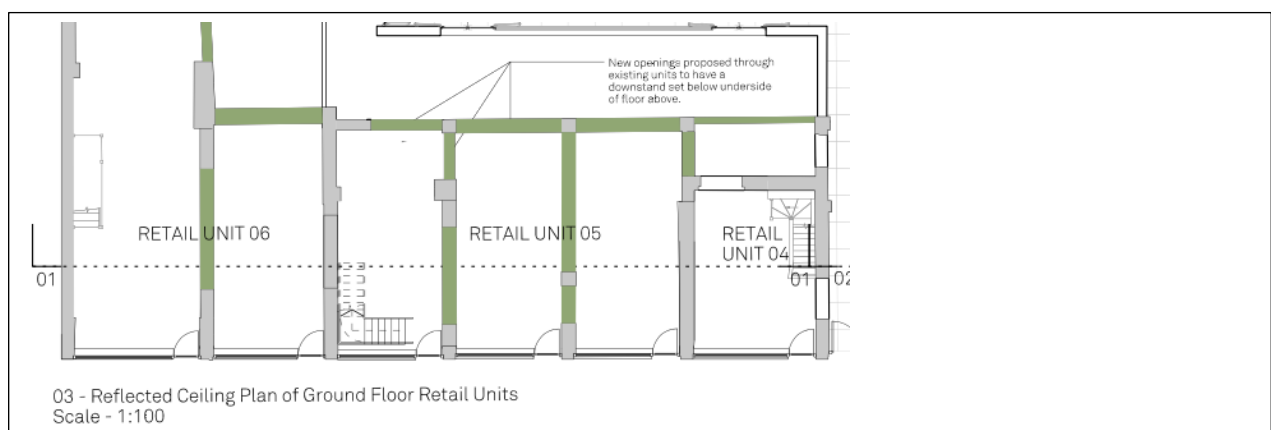
The other proposed removal can be considered acceptable, as that would be balanced with the work proposed for unit 4.

- 1.50 With regard to Demo 2, officer suggested during our meeting that that level of demolition is reduced. Therefore, the proposal submitted seeks to provide the same brick pier width (shown in blue) either side of the opening (green arrow). Further, the opening would retain visible of the roof so one is able to appreciate the opening and the former layout.

- 1.51 It is noted that the dividing walls are of 'higher significance' however, the change is modest and the opening would still retain the brick piers and roof divide.

- 1.52 Therefore, all though there would be some modest loss of fabric, the public benefit of the Unit 5 being occupied by an operator is significant and off-sets what is only modest loss of fabric.

- 1.53 To full appreciate this change, an internal elevation drawings is presented.



- 1.54 To facilitate the re-designed units, the Applicant has sought to keep changes to an absolute minimum and only those necessary - it however should be noted that the Heritage Consultant's view on the internal changes is 'no harm at all' as the changes are so modest. But against this background, a direct comparison of the 'existing' & 'approved' and 'proposed' is set out below. If one has regard to the floor plan, the changes to the openings are modest.
- 1.55 It noted there will be some modest additional openings are proposed; however, this should be considered in the context of the former decision and the significant heritage improvements to the shop fronts and retention of nibs to allow existing openings to be clearly defined.
- 1.56 The Applicant is also seeking to amend the corner of the rear extension to Unit 5 into the courtyard. As approved it was glazing, but as the courtyard has a protected fire escape, the side cannot be glazed and needs to be fire resistant. Therefore, this is modestly changed to solid to ensure full Build Regs compliance.
- 1.57 Summary: when assessed as part of the HIA for the parent LB, it is noted that the dividing walls are of 'higher significance' however, Officers supported the opening of this space. The Applicant is seeking only a modest change that will present equal sized brick piers whilst retaining the roof level part of the wall. Against this modest loss of fabric, the substantial public benefits of the scheme. Further, the securing of an operator who will maintain the buildings fabric, will offer employment opportunities and boost to the local economy. Therefore, the modest loss of some historic fabric would be off set by the occupation of Unit 5 by a desirable operator that will bring employment and economic boost to the town centre and ensure the future sustainable use of the heritage asset.

Public Benefits

- 1.58 Unit 4: this change will ensure that an existing tenant occupying a more modest unit (part of 147 Friar Street) is able to secure their future occupancy on site, expand their business and benefit from a 'better' site, ie new shop front to the pedestrianised QVS high street.
- 1.59 Further, the shop will be a 'small unit of less than 75sqm' in the terms of Policy CR8 and save for the new shopfront, will not be altered. The existing walls will be retained.
- 1.60 Unit 5: will increase and will be occupied by a new and exciting offering that will benefit the QVS high street. This unit, as approved, is already outside the Policy CR8 remit.
- 1.61 There will be some modest further expansion of the openings in Unit 5, however, we submit that the benefit of securing tenants for Units 4 and 5, as well as the creation of a small shop unit under 75sqm and the retention of the walls to Unit 4 off-sets this modest further demolition. In any event, there will be no demolition to Unit 4 and there will be retention of historic fabric.

Decision & Conditions

1.62 The description of development will remain:

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. At: 1-15 Queen Victoria Street & 145-148 Friar Street Reading.

1.63 There will however be modest changes to the conditions, for ease these are presented in the table below.

Con	Description	Type	Amendment
1	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the original permission (LPA Ref 221232) was granted (on 24/05/2023).	Compliance	No Change
2	The development hereby permitted shall ONLY be carried out in accordance with the following approved plans: [see below]	Compliance	Drawing List amended
3	Condition 3 of the original permission is no longer relevant, as it has been satisfied as per approval of details application 241543/APPCON, as determined on 08/05/2025	Pre-Commencement	No Change
4	No development shall commence on site, including any remaining works of demolition and any preparatory works but with the specific exception of any remaining repair works to the 12 roof level gables at 1-15 Queen Victoria Street and 148 Friar Street (as per approved plans: P22018-FCH-BA-XX- DR-A-1140 Rev P01 - Existing Elevation 01; P22018-FCH-BA-XX-DR-A-1450 Rev P01 - Demolition Elevation 01, as both received on 26/08/2022; and, P22018-FCH-BA-XX-DR-A-1400 Rev P05 - Proposed Elevation 01, as received on 04/07/2024) and the remaining demolition to ground level of No 146 Friar Street and inward facing buildings within the application site (as shown on approved plans P2218-FCH-BA-00-DR-A-1320 Rev P01 - Pre Commencement Demolition Ground floor, P22018-FCH-BA-01-DR-A-1321 Rev P01 - Pre Commencement Demolition First floor, P22018-FCH-BA-02-DR-A-1322 Rev P01 - Pre Commencement Demolition Second floor, P22018-FCH-BA-03-DR-A-1323 Rev P01 - Pre Commencement Demolition Third floor, P22018-FCH-BA-B1-DR-A- 1324 Rev P01 - Pre Commencement Demolition Basement, P22018-FCH-BA-XX-DR-A-1420 Rev P01 - Pre Commencement Demolition Elevation 01, P22018-FCH-BA-XX-DR-A-1421 Rev P01 - Pre Commencement Demolition Elevation 02, P22018-FCH-BA-XX-DR-A-1422 Rev P01 - Pre Commencement Demolition Elevation 03, as all received on 13/04/2023, and P22018- FCH-BA-XX- DR-A1520 Rev P01 - Pre-Commencement Demo Section 01, P22018-FCH-BA-XX- DR-A-1521 Rev P01 - Pre-Commencement Demo Section 02, P22018-FCH-BA-XX- DR-A-1522 Rev P01 - Pre-Commencement Demo Section 03, P22018-FCH-BA-XX- DR-A-1523 Rev P01 - Pre Commencement Demo Section 04, as all received on 10/05/2023), before a contract for the carrying out of the works of redevelopment of the site, up to and including at least the demolition and proposed shell and core stages, has been made, as confirmed in details to be submitted to and approved in writing by the Local Planning Authority.	Pre-Demolition	To be updated
5	Condition 5 of the original permission is no longer relevant, as it has been satisfied as per approval of details application 230789/APPCON, as determined on 23/06/2023.	Pre-Demolition	No Change
6	The following measures within the approved (as per application 230791/APPCON, as approved on 16/08/2023) Demolition and Construction Method Statement:	Pre-Demolition	

	-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 and received 14/08/2023 -J32-7403-PS-003 Rev D - Proposed Construction Site Set-Up (QVS - Demolition Stage), as received 14/08/2023 -J32-7403-PS-004 Rev D - Proposed Construction Site Set-Up (QVS - Construction Stage), as received 14/08/2023 - J32-7403-AT-005 Rev G - Swept Path Analysis - Small Tipper (Access via Queen Victoria Street), as received 14/08/2023 - J32-7403-AT-006 Rev B - Swept Path Analysis - Dennis Sabre Fire Tender (LWB) (Access via Queen Victoria Street), as received 03/08/2023 shall be adhered to throughout the demolition and construction period.		No Change
7	Prior to the first occupation of the apart-hotel hereby approved, details of the exact type and layout of an appropriate number of cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority. All of the cycle parking spaces shall be provided in full accordance with the approved details prior to the first occupation of the apart-hotel and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of cycles at all times.	Compliance	No Change
8	Prior to the first occupation of the apart-hotel hereby approved, details of how refuse and recycling collections will be managed from the site (including vehicles, servicing and deliveries), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter refuse collection, servicing and deliveries will be carried out fully in accordance with the approved details.	Pre-Occupation	No Change
9	Deliveries and servicing of the development shall only be undertaken in accordance with the approved Delivery and Servicing Plan (Delivery and Servicing Plan by Mode Transport Planning Ref 325429 V2.3 dated August 2022, as received 26/08/2022) to ensure vehicles access the site without creating safety concerns and congestion based on the anticipated number of vehicle trips.	Compliance	No Change
10	The glazing, ventilation and any other mitigation specified shall be installed in accordance with the specifications recommended within the Noise Assessment submitted with the application (Noise Impact Assessment Report by KP Acoustics Ref 21827.NIA.01 Rev D dated 16/11/2022, as received on 21/11/2022)	Compliance	No Change
11	Prior to the installation of any externally-located mechanical plant a noise assessment of the proposed mechanical plant shall be submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014+A1:2019 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noisesensitive facade shall be at least 5dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise- sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.	Pre-Installation	No Change
12	Prior to the first occupation of any ancillary gym within the apart-hotel use hereby approved, a noise assessment shall be submitted to and approved, in writing, by the Local Planning Authority. The noise assessment shall include an assessment of the noise environment within the ancillary gym and inclusion of any required mitigation measures (including to the internal structure of the unit itself) to protect nearby occupiers from noise and disturbance, including structure borne noise. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the resultant structure is such that the indoor ambient noise levels within adjoining and nearby premises do not exceed the appropriate values for the use of the premises detailed in Table 4 of BS 8233:2014 as a result of noise from the ancillary gym and the impact noise does not cause disturbance to occupiers. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed	Pre-Occupation	No Change

	before the first occupation of the apart-hotel use, and retained / maintained as such thereafter.		
13	Prior to the first occupation of the apart-hotel use hereby approved an odour assessment shall be carried out and a detailed odour management plan to include scaled plans, odour control specifications and a maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. Reference shall be made to the EMAQ guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Sept 2018) when assessing potential odours and selecting appropriate odour control methods. When assessing potential odours, the assessment shall consider the full range of cooking types that may be conducted under the permitted use. Thereafter, the development shall not be carried out other than in accordance with the approved scheme with any measures completed prior to the first occupation of the apart-hotel and retained / maintained as such thereafter.	Pre-Occupation	No Change
14	Condition 14 of the original permission is no longer relevant, as it has been satisfied as per approval of details application 230790/APPCON, as determined on 29/06/2023:	Pre-Demolition	No Change
15	Condition 15 of the original permission is no longer relevant, as it has been satisfied as per approval of details application 230790/APPCON, as determined on 29/06/2023.	Pre-Demolition	No Change
16	Condition 16 of the original permission is no longer relevant, as the details approved as per conditions 14 and 15 (application 230790/APPCON, as determined on 29/06/2023) concluded that no further investigation or remediation is necessary due to low risk of ground contamination.	Compliance	No Change
17	In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site and the contamination reported in writing to the Local Planning Authority. An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval. The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be recommenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.	Compliance	No Change
18	No construction, demolition or associated deliveries shall take place outside the hours of 08:00 to 18:00 hours Mondays to Fridays, and 09:00 to 13:00 hours on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.	Compliance	No Change
19	No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.	Compliance	No Change
20	Prior to the first occupation of the apart-hotel use hereby approved details of measures to prevent pests and vermin accessing the bin store(s) shall be submitted to and approved in writing by the Local Planning Authority. The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of the apart-hotel and shall not be used for any purpose other than bin storage at all times thereafter.	Pre-Occupation	No Change
21	Condition 21 of the original permission is no longer relevant, as it has been satisfied as per approval of details application 241224/APPCON, as determined on 15/10/2024	Pre-Commencement	No Change
22	Prior to the first occupation of the apart-hotel hereby permitted, the sustainable drainage scheme for the site shall be completed in accordance with the approved strategy to be submitted pursuant to condition number 21. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.	Compliance	No Change

23	Condition 23 of the original permission is no longer relevant, as it has been satisfied as per approval of details application 241175/APPCON, as determined on 07/10/2024 and 241224/APPCON, as determined on 23/06/2023	Pre-Commencement	No Change
24	Condition 24 of the original permission is no longer relevant, as it has been satisfied as per approval of details application 241231/APPCON, as determined on 07/11/2024.	Pre-Commencement	No Change
25	Condition 25 of the original permission is no longer relevant, as it has been satisfied as per approval of details application 241293/APPCON, as determined on 04/03/2025	Pre-Commencement	No Change
26	Condition 26 of the original permission is no longer relevant, as it has been satisfied as per approval of details application 241363/APPCON, as determined on 04/11/2024	Pre-Commencement	No Change
27	Condition 27 of the original permission is no longer relevant, as it has been satisfied as per approval of details application 241290/APPCON, as determined on 06/03/2025	Pre-Commencement	No Change
28	Condition 28 of the original permission is no longer relevant, as it has been satisfied as per approval of details application 241322/APPCON, as determined on 06/03/2025	Pre-Commencement	No Change
29	Condition 29 is hereby granted to be removed.	Compliance	No Change
30	Condition 30 is hereby granted to be removed.	Compliance	No Change
31	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no amalgamation of any part of proposed Queen Victoria Street units 04, 05 or 06 (identified as 'retail units' 04, 05 and 06 on approved plan P22018-FCH-BA-00-DR-A-1300 Rev P09 - Proposed Ground Floor Plan, as received 04/07/2024) hereby approved without the express planning permission from the local planning authority.	Compliance	Update Drawing Number
32	Any ground floor use associated with the apart-hotel, including the ground food and beverage / social space indicated on approved plan P22018-FCH-BA-00-DR-A-1300 Rev P09 - Proposed Ground Floor Plan, as received 04/07/2024, shall not be occupied at any time other than for purposes ancillary to the use as an apart-hotel (Class C1).	Compliance	Update Drawing Number
33	Any ancillary basement level use associated with the apart-hotel, as per approved plan P22018-FCH-BA-B1-DR-A-1306 Rev P04 - Proposed Basement Floor Plan, as received 03/04/2024, shall not be occupied at any time other than for purposes ancillary to the use as an apart- hotel (Class C1), be for use by apart-hotel guests only and not be open to general members of the public.	Compliance	Update Drawing Number
34	The maximum number of apart-hotel rooms within the apart-hotel hereby approved shall not at any time exceed the approved number of 107 rooms, and shall include no fewer than 5 accessible rooms (as per Building Regulations Approved Document M Volume 2) within the approved number of 107 rooms.	Compliance	No Change
35	Notwithstanding the provisions of Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended), the ground floor units hereby approved along Friar Street, Queen Victoria Street and the newly created public courtyard shall retain 'active window displays' along the length of the frontages at ground floor level, without the installation of window vinyls, roller shutters, or similar which would obscure visibility between the public realm and the units during the unit's operating hours	Compliance	No Change
36	Prior to first occupation of the apart-hotel use, full details of all external lighting to be installed within the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and orientation, any hoods/shades, and an isolux contour map to show light spill levels (down to 2 lux if operating between 23:00 and 07:00, or down to 10 lux if operating only between 07:00 and 23:00) and showing neighbouring buildings. The details shall demonstrate that light levels will not exceed the relevant guidance lux levels specified in the Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and shall also demonstrate	Pre-Occupation	No Change

	how glare will be controlled. The approved scheme shall thereafter be installed before first apart-hotel use commences and the external lighting shall thereafter be maintained and operated in accordance with the approved details.		
37	Prior to the first occupation of the apart-hotel use hereby approved, details of a scheme providing external public art on site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme of public art shall be installed before first occupation of the apart-hotel use of the development and shall thereafter be maintained in accordance with the approved details.	Pre-Occupation	No Change
38	Prior to the first occupation of the apart-hotel hereby permitted an operational management and maintenance strategy for the public courtyard accessed via Queen Victoria Street (as shown on approved plan P22018-FCH-BA-00-DR-A-1300 Rev P09 - Proposed Ground Floor Plan, as received 04/07/2024) shall be submitted to and approved in writing by the Local Planning Authority. The public courtyard shall be managed and maintained in accordance with the approved strategy thereafter.	Pre-Occupation	Update Drawing Number
39	Any ground floor level gates or doors hereby permitted which front onto Queen Victoria Street, Friar Street, Fife Court or the public courtyard (as shown on approved plan P22018-FCH-BA-00-DR-A-1300 Rev P09 - Proposed Ground Floor Plan, as received 04/07/2024) shall open inwards away from the highway/street (as appropriate) only.	Compliance	Update Drawing Number
40	The public courtyard (accessed via Queen Victoria Street as shown on approved plan P22018-FCH-BA-00-DR-A-1300 Rev P09 - Proposed Ground Floor Plan, as received 04/07/2024) shall not be used by members of the public outside the hours of 07:00 to 23:00 hours on Mondays to Fridays, 07:00 to 00:30 hours on Saturdays and 07:00 to 22:30 hours on Sundays and all Bank Holidays and Statutory Holidays.	Compliance	Update Drawing Number
41	Any Class E (a) (Display or retail sale of goods, other than hot food) use hereby permitted shall not be used by members of the public outside the 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.	Compliance	No Change
42	Any Class E (b) (Sale of food and drink for consumption (mostly) on the premises) use hereby permitted shall not be used by members of the public outside the hours of 06:00 to 23:30 hours on Mondays to Fridays, 06:00 to 00:30 hours on Saturdays and 06:00 to 22:30 hours on Sundays and all Bank Holidays and Statutory Holidays.	Compliance	No Change
43	Any ancillary ground floor use, including the food and beverage and social space indicated on P22018-FCH-BA-00-DR-A-1300 Rev P09 - Proposed Ground Floor Plan, as received 04/07/2024, shall only be open to non-apart-hotel guests between 06:00 - 23:00 hours on Mondays to Fridays, 06:00 to 00:00 hours on Saturdays and 06:00 to 22:00 hours on Sundays and all Bank Holidays and Statutory Holidays.	Compliance	Update Drawing Number
44	No development, barring any remaining demolition works and any remaining repair works to the 12 roof level gables at 1-15 Queen Victoria Street and 148 Friar Street (as per approved plans: P22018-FCH-BA-XX-DR-A-1140 Rev P01 - Existing Elevation 01; P22018-FCH-BA-XX-DR-A-1450 Rev P01 - Demolition Elevation 01, as both received on 26/08/2022; and, P22018-FCH-BA-XX-DR-A-1400 Rev P05 - Proposed Elevation 01, as received on 04/07/2024), and the remaining demolition to ground level of No 146 Friar Street and inward facing buildings within the application site (as shown on approved plans P2218-FCH-BA-00-DR-A-1320 Rev P01 - Pre Commencement Demolition Ground floor, P22018-FCH-BA-01-DR-A-1321 Rev P01 - Pre Commencement Demolition First floor, P22018-FCH-BA-02-DR-A-1322 Rev P01 - Pre Commencement Demolition Second floor, P22018-FCH-BA-03-DR-A-1323 Rev P01 - Pre Commencement Demolition Third floor, P22018-FCH-BA-B1-DR-A-1324 Rev P01 - Pre Commencement Demolition Basement, P22018-FCH-BA-XX-DR-A-1420 Rev P01 - Pre Commencement Demolition Elevation 01, P22018-FCH-BA-XX-DR-A-1421 Rev P01 - Pre Commencement Demolition Elevation 02, P22018-FCH-BA-XX-DR-A-1422 Rev P01 - Pre Commencement Demolition Elevation 03, as all received on 13/04/2023, and P22018-FCH-BA-XX-DR-A-1520 Rev P01 - Pre-Commencement Demo Section 01, P22018-FCH-BA-XX- DR-A-1521 Rev P01 - Pre-Commencement Demo Section 02, P22018-FCH-BA-XX- DR-A-1522 Rev P01 - Pre-Commencement Demo Section 03, P22018-FCH-BA-XX- DR-A-1523 Rev P01 - Pre Commencement Demo Section 04, as all received on	Pre-Commencement	No Change

	10/05/2023), shall commence on site until either a) a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Excellent rating, or b) satisfactory evidence of equivalence, has been submitted to and approved in writing by the Local Planning Authority.		
45	Within six months of first occupation of the apart-hotel use hereby approved, either a) a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor, demonstrating that the relevant part of the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in condition 44, or b) satisfactory evidence of equivalence following the approach in condition 44, has been submitted to and approved in writing by the Local Planning Authority.	Pre-Occupation	No Change
46	The development shall be carried out in accordance with the energy measures and carbon reductions achieved in the Energy Statement documents hereby approved (Low Zero Carbon (LZC) Study by Troup Bywaters + Anders Ref WA0305-TBA-Q1-XX-RP-N00003 Revision P02 - dated 14th November 2022; Energy and BREEAM Statement by Troup Bywaters + Anders Ref WA0305-TBA-Q1-XX-RP-N-00002 Revision P04 - dated 14th November 2022; MEP Strategies Report by Troup Bywaters + Anders Ref WA0305-TBAQ1-XX-RP-N-00001 Revision P04 - dated 14th November 2022; 138-144 and 145-148 Friar Street: TB+A supplementary information in relation to PR6 - Sustainable Design and Construction SPD Section 8.6 Ground-Source and Air-Source Heat Pump by Troup Bywaters + Anders dated and received 01/12/2022; 138-144 and 145-148 Friar Street: TB+A supplementary information in relation to EE2 Baseline energy demand by Troup Bywaters + Anders dated and received 01/12/2022) and be retained and maintained as such thereafter.	Compliance	No Change
47	The scheme and details of repairs to 12 roof level gables at Numbers 1-15 (odd) Queen Victoria Street and Number 148 Friar Street shall be carried out in accordance with the details approved under application 230789/APPCON on 23/06/2023: Letter from Capital Stone Renovation Ltd Re Method Statement for the repairs or rebuilding of the high level gables High Level Gable Repairs to Queen Victoria Street, Reading (6 page document), unspecified author Outline Schedule of Works and Specification to Roof Repairs by Wonnacott Partnership Chartered Surveyors 1-15 Queen Victoria St and 147-148 Friar St, Reading - External Repairs Project Programme Version 4, dated 16/06/2023 SR-QVS-001 Rev 01 - Existing Long Elevation Sheet 1/9 SR-QVS-002 Rev 01 - Existing Elevation Sheet 2/9 SR-QVS-003 Rev 01 - Existing Elevation Sheet 3/9 SR-QVS-004 Rev 01 - Existing Elevation Sheet 4/9 SR-QVS-005 Rev 00 - Existing Elevation Gable Type 01 SR-QVS-006 Rev 00 - Existing Elevation Gable Type 02 SR-QVS-007 Rev 00 - Existing Elevation Gable Type 03 SR-QVS-008 Rev 00 - Existing Elevation Gable Type 04 SR-QVS-009 Rev 00 - Existing Elevation Gable Type 05 As all received on 16/06/2023	Pre-Demolition	No Change
48	Condition 48 of the original permission is no longer relevant, as it has been satisfied as per approval of details application 241292/APPCON, as determined on 22/11/2024	Pre-Commencement	No Change
49	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.	Pre-Commencement	No Change
50	Prior to the first occupation of the apart-hotel hereby approved, full details of the proposed roof mounted Photovoltaics shall be submitted to and approved in writing by the Local Planning Authority. These details shall include roof plans, elevations and sections showing the		

	location, position and orientation of the Photovoltaics, their dimensions, manufactures specification, and ongoing maintenance arrangements. Prior to the first occupation of the apart-hotel hereby approved, the Photovoltaics shall be installed in accordance with these approved details and maintained in good working order to the satisfaction of the Local Planning Authority.	Pre-Commencement	No Change
51	Any Class E (c) (Financial and professional services), E (d) (Indoor sport, recreation or fitness), E (e) (Medical or health facilities) or E (f) (Creche, day nursery or day centre) use hereby permitted shall not be used by members of the public outside the 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.	Pre-Commencement	No Change
52	Prior to the first occupation of any Class E (d) gym use at basement or ground floor level hereby approved, a noise assessment shall be submitted to and approved, in writing, by the Local Planning Authority. The noise assessment shall include an assessment of the noise environment within the gym and inclusion of any required mitigation measures (including to the internal structure of the unit itself) to protect nearby occupiers from noise and disturbance, including structure borne noise. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the resultant structure is such that the indoor ambient noise levels within adjoining and nearby premises do not exceed the appropriate values for the use of the premises detailed in Table 4 of BS 8233:2014 as a result of noise from the gym and the impact noise does not cause disturbance to occupiers. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before the first occupation of the Class E (d) gym use, and retained / maintained as such thereafter.	Pre-Commencement	No Change

Application Determination by Section 96a

1.64 Section 96a of the Act states:

[F196A Power to make non-material changes to planning permission [F2 or permission in principle] (1) A local planning authority F3... may make a change to any planning permission [F4, or any permission in principle (granted following an application to the authority),] relating to land in their area if they are satisfied that the change is not material. (2) In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission [F5 or permission in principle] as originally granted. (3) The power conferred by subsection (1) includes power [F6 to make a change to a planning permission] — (a) to impose new conditions; (b) to remove or alter existing conditions.

1.65 As advised, the amendments to the scheme are to make a modest internal change, within the context of the proposal and having regard to the PPG and relevant case law, these changes are not fundamental nor material to the scheme.

1.66 Therefore, we submit, this scheme is exactly the scenario expected and the use of S96a was introduced to facilitate.

Application Determination by Section 19

1.67 Section 19 of the Act states:

- 19 Application for variation or discharge of conditions.**
- (1) Any person interested in a listed building with respect to which listed building consent has been granted subject to conditions may apply to the local planning authority for the variation or discharge of the conditions.
 - (2) The application shall indicate what variation or discharge of conditions is applied for.
 - (3) Sections 10 to 15 apply to such an application as they apply to an application for listed building consent.
 - (4) On such an application the local planning authority or, as the case may be, the Secretary of State may vary or discharge the conditions attached to the consent, and may add new conditions consequential upon the variation or discharge, as they or he thinks fit.
 - [F1]** (5) But a variation or discharge of conditions under this section must not—
 - (a) vary a condition subject to which a consent was granted by extending the time within which the works must be started;
 - (b) discharge such a condition.]

1.68 As advised, the amendments to the scheme are to make a modest internal change, within the context of the proposal and having regard to the PPG and relevant case law, these changes can be dealt with by way of a material amendment.

Planning Application Drawings

1.69 The previously approved drawings and those amended to replace them are listed in the table below:

Drawing	Approved	Proposed
Demolition Ground Floorplan	P22018-FCH-BA-00-DR-A-1350-P02	P22018-FCH-BA-00-DR-A-1350-P03
Demolition First Floorplan	P22018-FCH-BA-01-DR-A-1351-P02	No change
Demolition Second Floorplan	P22018-FCH-BA-02-DR-A-1352-P02	No change
Demolition Third Floorplan	P22018-FCH-BA-03-DR-A-1353-P02	No change
Demolition Basement Floorplan	P22018-FCH-XX-B1-DR-A-1355-P01	P22018-FCH-XX-B1-DR-A-1355-P02
Demolition Elevation 01	P22018-FCH-BA-XX-DR-A-1450-P01	No change
Demolition Elevation 02	P22018-FCH-BA-XX-DR-A-1451-P01	No change
Demolition Elevation 03	P22018-FCH-BA-XX-DR-A-1452-P01	No change
Proposed Site Plan - Ground	P22018-FCH-BA-XX-DR-A-1203-P02	P22018-FCH-BA-XX-DR-A-1203-P03
Proposed Ground Floorplan	P22018-FCH-BA-00-DR-A-1300-P08	P22018-FCH-BA-00-DR-A-1300-P09
Proposed First Floorplan	P22018-FCH-BA-01-DR-A-1301-P07	No change
Proposed Second Floorplan	P22018-FCH-BA-02-DR-A-1302-P08	No change
Proposed Third Floorplan	P22018-FCH-BA-03-DR-A-1303-P08	No change
Proposed Fourth Floorplan	P22018-FCH-BA-04-DR-A-1304-P07	No change
Proposed Lower Roof Plan	P22018-FCH-BA-RF-DR-A-1305-P07	No change
Proposed Basement Floorplan	P22018-FCH-BA-B1-DR-A-1306-P03	P22018-FCH-BA-B1-DR-A-1306-P04
Proposed Upper Roof Plan	P22018-FCH-BA-RF-DR-A-1307-P03	No change
Proposed Elevation 01	P22018-FCH-BA-XX-DR-A-1400-P05	No change
Proposed Elevation 02	P22018-FCH-BA-XX-DR-A-1401-P04	No change
Proposed Elevation 03	P22018-FCH-BA-XX-DR-A-1402-P04	No change
Proposed QVS Shop Front Design	P22018-FCH-BA-XX-DR-A-1410-P01	No change
Replacement Window Detail	P22018-FCH-BA-XX-DR-A-1411-P01	No change
Proposed Courtyard Elevation	P22018-FCH-BA-XX-DR-A-1412-P02	P22018-FCH-BA-XX-DR-A-1412-P03
Proposed Rear Elevations 01 - 02	P22018-FCH-BA-XX-DR-A-1413-P03	No change
Proposed Ground Floor Sectional Ele	P22018-FCH-BA-XX-DR-A-1414-P01	P22018-FCH-BA-XX-DR-A-1414-P02
Proposed Escape Stairs - Courtyard	P22018-FCH-BA-XX-DR-A-1415-P01	No change
Proposed Section 01	P22018-FCH-BA-XX-DR-A-1500-P04	P22018-FCH-BA-XX-DR-A-1500-P05
Proposed Section 02	P22018-FCH-BA-XX-DR-A-1501-P03	No change

Proposed Section 03	P22018-FCH-BA-XX-DR-A-1502-P04	No change
Proposed Section 04	P22018-FCH-BA-XX-DR-A-1503-P04	P22018-FCH-BA-XX-DR-A-1503-P05
Proposed Section 05	P22018-FCH-BA-XX-DR-A-1504-P04	No change
Proposed Section 06	P22018-FCH-BA-XX-DR-A-1505-P04	No change
Proposed Section 07	P22018-FCH-BA-XX-DR-A-1506-P03	P22018-FCH-BA-XX-DR-A-1506-P04
Proposed Section 08	P22018-FCH-BA-XX-DR-A-1507-P03	No change
Proposed Section 09	P22018-FCH-BA-XX-DR-A-1508-P03	No change

1.70 The additional drawings are:

Drawing	Proposed
	P22018-FCH-BA-XX-DR-A-1596-P1

Application Submission

1.71 This Planning Statement should be read in conjunction with the following supporting documents submitted with this application. This material will show that the proposals accord with national and local planning policy and guidance, represent sustainable development and there are no material considerations that indicate that an application under S96a of the town and country planning act could not be approved for this scheme.

Report	Prepared by:	Amended
Location Plan	FCH Architects	No
Drawings	FCH Architects	Yes (see table above)
DAS	FCH Architects	No change
- Utilises	FCH Architects	No change
- Landscape principles	FCH Architects	No change
- Materials Details	FCH Architects	No change
- Waste Collection	FCH Architects	No change
- External Lighting	FCH Architects	No change
- Cycle parking	FCH Architects	No change
- Fire Statement	FCH Architects	No change
Heritage & Townscape Visual Impact Assessment	Revival & Taylor	No change
Archaeological Assessment	Oxford Archology	No change
Air quality assessment	GEM	No change
Energy / Sustainability Statement	TBA	No change
M&E (Ventilation / Extraction Details)	TBA	No change
Drainage	Uddin	No change
Ecology	Skilled Ecology	No change
Flood Risk & SUDS	JME	No change
Fire Statement	Horner / FCH	No change
Noise & Vibration Impact Assessment	KPA	No change
Transport Assessment	MODE	No change
Servicing Details (including Waste)	MODE	No change
Travel Plan	MODE	No change
CMP	MODE	No change
Structure	Axiom	No change
Planning Statement	TPBureau	No change
Heads of Terms	TPBureau	No change
CIL	TPBureau	No change
Management Report	Thackeray	No change
Statement of Community Involvement	TPBureau	No change

2. Heritage Impacts

Policy

- 2.1 The NPPF requires proposals affecting statutory heritage assets to describe the significance of the assets (paragraph 207).
- 2.2 Paragraph 210 states that great weight should be given to the conservation of designated heritage assets when assessing development. Paragraph 215 states that where less than substantial harm would be caused to significance, then public benefits including optimum viable use should be considered.
- 2.3 **Policy EN1** of the RBLP seeks the protection and enhancement of the historic environment. All proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings. The Council will proactively seek solutions for assets at risk, including consideration of appropriate development schemes that will ensure the repair and maintenance of the asset.
- 2.4 **Policy EN6** states that, in areas characterised by heritage assets, new development will make a contribution to the historic character by respecting and enhancing its architectural and visual qualities and considering how heritage considerations can influence the design of new development.

Assessment

- 2.5 As identified earlier in this statement, the buildings of the application site are Grade II listed, under list entry 1113488 and 1113564. The listings date from 1978 and focus on the façade detailing and material of the buildings, with particular mention to the shop front designs.
- 2.6 This S96a application and S19 is accompanied by a Heritage Statement prepared by Revive and Taylor, which is an addendum to the Heritage Statement prepared for the planning and listed building consent applications ref: 221232/221233.
- 2.7 This provides a comprehensive historic assessment of the heritage assets, determination of their significance and value, and assesses the potential impact of the proposals on the assets. The Heritage Statement should be referred to for full details of the assessment.
- 2.8 The changes to the proposals will have both positive improvements on the significance of the assets. It notes that the negative impacts have been mitigated, if not avoided, by the sympathetic design and considerable enhancements brought about by the benefits of the proposals.
- 2.9 When assessed as part of the HIA for the parent LB, the stair was deemed to be of 'low significance' - whereas the stair retained in 5QVS is of 'high significance'. The stair is low-significance, non-original in an area that would have benefited from a lightwell and does not follow the pattern of basement stair beneath the stair to the uppers that was sited to the side

- not the rear. In this case, therefore the removal of the stair would not harm the special interest of the heritage asset and would result in no harm to the significance of the heritage asset.

- 2.10 The proposed stair, again when assessed as part of the HIA for the parent LB, the front of the shop unit was deemed to be of 'low significance'. The stair is proposed in a low-significance area of the building, that would provide access to the basement allowing the use to operate in compliance with Building Regulations. The new stair would result in no harm the special interest of the heritage asset.
- 2.11 To facilitate the re-designed units, the Applicant has sought to keep changes to an absolute minimum and only those necessary - it however should be noted that the Heritage Consultant's view on the internal changes is 'no harm at all' as the changes are so modest. But against this background, a direct comparison of the 'existing' & 'approved' and 'proposed' has been presented. If one has regard to the floor plan, the changes to the openings are modest.
- 2.12 It noted there will be some modest additional openings are proposed, however, this should be considered in the context of the former decision and the significant heritage improvements to the shop fronts and retention of nibs to allow existing openings to be clearly defined - the below is taken from the DAS.
- 2.13 When assessed as part of the HIA for the parent LB, it is noted that the dividing walls are of 'higher significance' however, Officers supported the opening of this space. The Applicant is seeking only a modest change that will present equal sized brick piers whilst retaining the roof level part of the wall. Against this modest loss of fabric, the substantial public benefits of the scheme. Further, the securing of an operator who will maintain the buildings fabric, will offer employment opportunities and boost to the local economy. Therefore, the modest loss of some historic fabric would be off set by the occupation of Unit 5 by a desirable operator that will bring employment and economic boost to the town centre and ensure the future sustainable use of the heritage asset.
- 2.14 In assessing harm, again it is deemed to be low/ nil harm to the heritage asset.

Summary

- 2.15 The proposals represent a unique opportunity to save and restore these important heritage assets, breathing new life into the Listed Buildings and this part of the town centre. The significant heritage and public benefits of the proposals far outweigh the low/ nil harm arising to the heritage significance and result in a net benefit and enhancement to the current situation. The proposals are considered to comply with relevant tests and requirements of the NPPF and Policies EN1 and EN6 of the RBLP.

3. Summary & Conclusions

- 3.1 This s.96a Application and S19 scheme together with supporting material show that the changes to the approved development proposals presented herewith represent sustainable development, are in accordance with the up-to-date development plan and should be granted a non-material amendment and listed building consent accordingly.
- 3.2 The lack of desirability of the existing use, the demand for the new retail units and the opportunity for preservation and enhancement of a heritage asset and the other benefits the scheme will deliver represent a strong justification for alternative uses with a summary of the key matters of consideration set out below.
- 3.3 The changes now proposed as part of this S96a application build on the previously approved QVS1 schemes and evolve the original proposals, expanding on the QVS1 vision approved previously.
- 3.4 The changes made to provide an existing tenant a 'small shop unit' and ensure their business continuity and to let the large unit to a national food operator who specialises in predominantly operating from historic and buildings of interest retaining their historic features.
- 3.5 The changes made to the scheme are modest and comprise:
- Internal Changes to Unit 4: there are no further changes to the unit, in fact, the walls to be demolished by the extant consent will be retained and Unit 4 will operate 'as is' save for the new shopfront. The walls to be retained are shown orange on the plan above.
 - Internal Changes to Unit 5: the area proposed for extended Unit 4 will be incorporated into Unit 5, walls to be demolished will be retained, there will be the modest opening up of two internal walls and a non-original stair will be removed (non Building Regs compliant) and a new Building Regs compliant stair will be provided and corner façade.
- 3.6 The proposals represent a unique opportunity to save and restore these important heritage assets, breathing new life into the Listed Buildings and this part of the town centre. The significant heritage and public benefits of the proposals far outweigh the low/ nil harm arising to the heritage significance and result in a net benefit and enhancement to the current situation in full compliance with the tests and requirements of the NPPF and Policies EN1 and EN6 of the RBLP.
- 3.7 The retail provision of the proposals represent a significant public benefit economically for both the town centre, employment opportunities and to secure the future redevelopment of this site.

Conclusions

- 3.8 This application demonstrates compliance with national and local planning policy and guidance, as well as best practice techniques and approaches where possible, all the while continuing to strike that delicate balance.
- 3.9 It has been demonstrated through this S96a application that non-materially amends the previously approved application ref: 240422 accord with an up-to-date development plan, represent sustainable development - there are no material indications that indicate otherwise.
- 3.10 This heritage led regeneration scheme of this key town centre site makes a modest amendment to the listed building consent removing a non-original stair and introducing a new stair that will allow full comply with Building Regulations.
- 3.11 The works will result in low harm but the substantial public benefits offset any low level harm and will underpin the full restoration and rejuvenation of this key town centre site.

