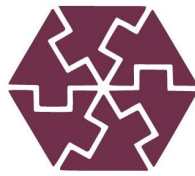


Planning, Reading Borough Council
Civic Offices, Bridge Street, Reading RG1 2LU

Website: www.reading.gov.uk
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Reading

BOROUGH COUNCIL

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
- ☐ No
- ☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Variation of conditions 2, 3, 4, 7, 21, 23, 25, 26, 27, 28, 31, 32, 33, 34, 38, 39, 40, 41, 42, 43, 44 & 48 and removal of conditions 29 & 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.

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.

Reference number

240422

Date of decision

25/07/2024

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Internal change to layout of propsoed units 4 and 5, amd chaneg from glazing to brick work to corner of unit 5.

Please state why you wish to make this amendment

Change to unit 4 & 5 to provide accommodaiton for two future tenants.

change to corner wall to provide a fire escape that is Building Regulations compliant.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

Demolition Ground Floorplan P22018-FCH-BA-00-DR-A-1350-P02
Demolition Basement Floorplan P22018-FCH-XX-B1-DR-A-1355-P01
Proposed Site Plan - Ground P22018-FCH-BA-XX-DR-A-1203-P02
Proposed Ground Floorplan P22018-FCH-BA-00-DR-A-1300-P08
Proposed Basement Floorplan P22018-FCH-BA-B1-DR-A-1306-P03
Proposed Courtyard Elevation P22018-FCH-BA-XX-DR-A-1412-P02
Proposed Ground Floor Sectional Ele P22018-FCH-BA-XX-DR-A-1414-P01
Proposed Section 01 P22018-FCH-BA-XX-DR-A-1500-P04
Proposed Section 04 P22018-FCH-BA-XX-DR-A-1503-P04
Proposed Section 07 P22018-FCH-BA-XX-DR-A-1506-P03

New plan/drawing numbers

Demolition Ground Floorplan P22018-FCH-BA-00-DR-A-1350-P03
Demolition Basement Floorplan P22018-FCH-XX-B1-DR-A-1355-P02
Proposed Site Plan - Ground P22018-FCH-BA-XX-DR-A-1203-P03
Proposed Ground Floorplan P22018-FCH-BA-00-DR-A-1300-P09
Proposed Basement Floorplan P22018-FCH-BA-B1-DR-A-1306-P04
Proposed Courtyard Elevation P22018-FCH-BA-XX-DR-A-1412-P03
Proposed Ground Floor Sectional Ele P22018-FCH-BA-XX-DR-A-1414-P02
Proposed Section 01 P22018-FCH-BA-XX-DR-A-1500-P05
Proposed Section 04 P22018-FCH-BA-XX-DR-A-1503-P05
Proposed Section 07 P22018-FCH-BA-XX-DR-A-1506-P04

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PL/25/0538

Date (must be pre-application submission)

14/05/2025

Details of the pre-application advice received

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.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Paul Bottomley

Date

27/06/2025