



Town Planning Bureau

PLANNING STATEMENT

Town Planning Bureau
124 City Road
London
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Tel. 01737 390169

RE: VARIATION OF CONDIITON 3 OF PLANNING PERMISSION REF: 230702 TO EXTEND THE DATE TO REINSTATE THE DROPPED KERB.

SITE: 1-15 QUEEN VICTORIA STREET / 147-148 FRIAR STREET, READING.

This S73 application seeks to extend the deadline for the reinstate of the 'temporary dropped kerb' to allow the full development to be completed.

Date: 27th June 2025

Background

Our ref: URB-482b-ST12

Ref: 230702

Re: Temporary dropped kerb/ vehicle crossing

Date: 4th October 2023.

Con 3: *The site shall be restored to its former condition on or before 30 January 2026 in accordance with a scheme of works which shall first have been submitted to and approved in writing by the Local Planning Authority.*

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Reasoning

When the permission was issued, there was a significant delay in commencing the development, which has had a knock-on effect on the date of the scheduled works and completion date.

The dropped kerb consent requires reinstate by 30th January 2026, however, this will be premature and therefore the Applicant is seeking to extend this deadline until December 2026 to provide sufficient time and contingency to complete the works.

the Applicant is seeking to complete quicker, but the contingency is built in.

Condition Amendment

The amended condition should read:

The site shall be restored to its former condition on or before 31st December 2026 in accordance with a scheme of works which shall first have been submitted to and approved in writing by the Local Planning Authority.

We look forward to your consideration of the above matters and meeting to discuss.

Yours faithfully

Paul S Bottomley BA (Hons) MA MRTPI
Town Planning Bureau



RTPI

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