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11 September 2025

Dear Anthony,

Re: PL/24/1155: FORMER JOHN LEWIS DEPOT, LETCOMBE STREET, READING, RG1 2HN

We write on behalf of our client John Lewis Partnership (JLP) BTR Ltd, in relation to the current live application for the above-mentioned development, specifically with regards to energy.

As you are aware, the current planning application was validated on 3 October 2024 and has been subject to consultation feedback received from RBC planning officers, statutory consultees, neighbours and local residents. As a result, revised information was previously submitted on 7 July 2025 including amendments made to the proposed quantum of development and scale, height and massing of built development.

Following re-consultation and further ongoing discussions and review by RBC Officers and Design South East, further minor design amendments have been made and additional revised information is being submitted for determination as part of the current planning application.

The current proposed amendments include changes to the elevation design specifically relate to the façade material on the upper floors of the north elevation along Mill Lane changing from an aluminium type finish to a brick façade. The window sizes are now also repeated up the entire façade. No changes are proposed to the overall proposed quantum, layout, scale, height or massing of built development.

Based on the testing carried out within the previously submitted Energy Strategy (*55005-HL-XX-XX-RP-ST-402026-Energy Statement-P02 – July 2025*) and the strategies outlined within this report there are no changes expected to the overall performance as a result of the proposed amendments.

Yours sincerely,



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