

**TOWN AND COUNTRY PLANNING ACT 1990
LOCAL GOVERNMENT PLANNING AND LAND ACT 1980
THE PLANNING (LISTED BUILDINGS & CONSERVATION AREAS)
REGULATIONS 1990
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990
APPLICATION TO VARY A CONDITION UNDER SECTION 19 OF THE
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990**

To: Mr Paul Bottomley

Application No: PL/25/1106

Application type: Variation of condition

Applicant: Thackeray Estates Reading Investments Ltd

READING BOROUGH COUNCIL as Local Planning Authority **GRANT** Listed Building Consent for the following works:

Proposal: Variation of conditions 2 and 5 of listed building consent PL/24/0404 (granted on 25/07/2024 for various internal and external works associated with Nos 147 and 148 Friar St and Nos 1 and 15 (odd) Queen Victoria St, including part-two, part-three storey rear extension to 5-15 (odd) Queen Victoria St, as part of redevelopment to provide reconfigured basement and ground floor uses on Friar St and Queen Victoria St frontages and proposed apart-hotel (Class C1) and on all upper floors) for various internal and external works including provision of retail kiosk within unit 06, provision of transoms to Queen Victoria St shopfronts and changes to the roof level plant zones (amended description).

At: 1-15 Queen Victoria Street and 145-148 Friar Street, Reading, RG11SY

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 14th January 2026



RE
**Acting Assistant Director, Planning,
Transport & Public Protection**

Application At: 1-15 Queen Victoria Street and 145-148 Friar Street, Reading, RG11SY

Application No: PL/25/1106

Application type: Variation of condition

CONDITIONS & REASONS

1. Condition 1 of the original listed building consent (3 years for implementation - Ref PL/24/0404) is no longer relevant, as the consent has already begun.
2. The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans or specifications:

P22018-FCH-BA-XX-DR-A-1204 Rev P01 – Location Plan

P22018-FCH-BA-XX-DR-A-1200 Rev P01 – Existing Site Plan

P22018-FCH-BA-00-DR-A-1350 Rev P02 - Demolition - Ground Floor

P22018-FCH-BA-01-DR-A-1351 Rev P02 - Demolition - First Floor

P22018-FCH-BA-02-DR-A-1352 Rev P02 - Demolition - Second Floor

P22018-FCH-BA-03-DR-A-1353 Rev P02 - Demolition - Third Floor Plan

P22018-FCH-XX-B1-DR-A-1355 Rev P01 - Demolition - Basement Floor Plan

As all received on 03/04/2024

P2218-FCH-BA-00-DR-A-1320 Rev P02 – Pre Commencement Demolition - Ground Floor “Demo Completed”

P22018-FCH-BA-01-DR-A-1321 Rev P02 – Pre Commencement Demolition – First Floor “Demo Completed”

P22018-FCH-BA-02-DR-A-1322 Rev P02 – Pre Commencement Demolition - Second Floor “Demo Completed”

P22018-FCH-BA-03-DR-A-1323 Rev P02 – Pre Commencement Demolition - Third Floor Plan “Demo Completed”

P2218-FCH-XX-B1-DR-A-1324 Rev P01 – Pre Commencement Demolition – Basement Floor Plan “Demo Completed”

P22018-FCH-BA-XX-DR-A-1420 Rev P01 – Pre Commencement Demolition - Elevation 01 “Demo Completed”

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P22018-FCH-BA-XX-DR-A-1421 Rev P02 – Pre Commencement Demolition - Elevation 02
“Demo Completed”

P22018-FCH-BA-XX-DR-A-1422 Rev P01 – Pre Commencement Demolition - Elevation 03
“Demo Completed”

P22018-FCH-BA-XX-DR-A-1520 Rev P02 – Pre Commencement Demolition - Section 01 “Demo
Completed”

P22018-FCH-BA-XX-DR-A-1521 Rev P01 – Pre Commencement Demolition - Section 02 “Demo
Completed”

P22018-FCH-BA-XX-DR-A-1522 Rev P02 – Pre Commencement Demolition - Section 03 “Demo
Completed”

P22018-FCH-BA-XX-DR-A-1523 Rev P01 – Pre Commencement Demolition – Section 04 “Demo
Completed”

P22018-FCH-BA-XX-DR-A-1450 Rev P01 – Demolition Elevation 01

P22018-FCH-BA-XX-DR-A-1451 Rev P01 – Demolition Elevation 02

P22018-FCH-BA-XX-DR-A-1452 Rev P01 – Demolition Elevation 03

P22018-FCH-BA-XX-DR-A-1411 Rev P01 – Replacement Window Detail

As all received on 19/04/2024

P22018-FCH-BA-XX-DR-A-1414 Rev P01 – Proposed Ground Floor Sectional Elevation

P22018-FCH-BA-XX-DR-A-1415 Rev P01 – Escape Stairs – Courtyard Elevations

As both received on 04/07/2024

P22018-FCH-BA-02-DR-A-1302 Rev P09 - Proposed Second Floor Plan

P22018-FCH-BA-03-DR-A-1303 Rev P09 - Proposed Third Floor Plan

P22018-FCH-BA-04-DR-A-1304 Rev P08 - Proposed Fourth Floor Plan

P22018-FCH-BA-B1-DR-A-1306 Rev P04 - Proposed Basement Floor Plan

P22018-FCH-BA-RF-DR-A-1307 Rev P03 - Proposed Upper Roof Plan

**P22018-FCH-BA-XX-DR-A-1410 Rev P02 - Proposed Queen Victoria Street Shop Front
Design**

P22018-FCH-BA-XX-DR-A-1413 Rev P04 - Rear Elevations 01 -02

P22018-FCH-BA-XX-DR-A-1416 Rev P01 - Proposed Ground Floor Sectional Elevation

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P22018-FCH-BA-XX-DR-A-1508 Rev P04 - Proposed Section 09

As all received on 07/08/2025

P22018-FCH-BA-XX-DR-A-1400 Rev P10 - Proposed Elevation 01 (Queen Victoria Street)

P22018-FCH-BA-XX-DR-A-1401 Rev P08 - Proposed Elevation 02 (Friar Street)

P22018-FCH-BA-XX-DR-A-1460 Rev P01 – Elevations – Rear Courtyard (Proposed)

P22018-FCH-BA-XX-DR-A-1502 Rev P04 - Proposed Section 03

P22018-FCH-BA-XX-DR-A-1504 Rev P05 - Proposed Section 05

P22018-FCH-BA-XX-DR-A-1507 Rev P04 - Proposed Section 08

P22018-FCH-XX-XX-RG-A-0010 Rev P01 - MVHR EXTERNAL VENT TYPES BY Falconer Chester Hall

As all received on 10/09/2025

P22018-FCH-BA-XX-SK-A-0017 Rev P01 – Proposed Elevations

P22018-FCH-BA-XX-SK-A-0018 Rev P01 – Proposed Courtyard Ground Floor Windows

P22018-FCH-BA-XX-DR-A-1402 Rev P10 – Proposed Elevation 03

P22018-FCH-BA-XX-DR-A-1412 Rev P05 – Proposed courtyard elevation

P22018-FCH-BA XX-DR-A-1500 Rev P07 – Proposed Section 01

P22018-FCH-BA-XX-DR-A-1503 Rev P06 – Proposed Section 04

P22018-FCH-BA-XX-DR-A-1505 Rev P05 – Proposed Section 06

First Floor

Drainage

QVS1-ESCD-XX-02-SK-M-110 Rev 01 – Second Floor DWS Distribution

As all received on 11/11/2025

P22018-FCH-BA-XX-DR-A-1203 Rev P05 - Proposed Site Plan - Ground

P22018-FCH-BA-00-DR-A-1300 Rev P11 - Proposed Ground Floor Plan

P22018-FCH-BA-01-DR-A-1301 Rev P09 - Proposed First Floor Plan

P22018-FCH-BA-RF-DR-A-1305 Rev P10 - Proposed Lower Roof Plan

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P22018-FCH-BA-XX-DR-A-1501 Rev P05 - Proposed Section 02

P22018-FCH-BA-XX-DR-A-1506 Rev P06 - Proposed Section 07

As all received on 08/01/2026

Reason: For the avoidance of doubt and to ensure that the works are carried out in accordance with the Listed Building Consent hereby approved and in order to protect the special historic and architectural character of the listed building, in accordance with Policy EN1 of the Reading Local Plan 2019.

3. All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

4. Prior to the commencement of the relevant elements of the development hereby permitted, details of the method of storage and potential re-use of the original bricks within the listed buildings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. Storage and any re-use of the original bricks shall thereafter occur in accordance with the approved details.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

5. Prior to the first occupation of the apart-hotel use hereby permitted, a long-term monitoring and maintenance scheme for the original staircase on the first floor (adjacent to the new unit **1.09** on P22018- FCH-BA-01-DR-A-1301 Rev **P09** - Proposed First Floor Plan, as received **08/01/2026**) shall be submitted to and approved in writing by the Local Planning Authority. The staircase should be retained and maintained in accordance with approved scheme.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

6. Prior to the commencement of the relevant works hereby approved, details in respect of the external escape stairs, including the method of fixings of the escape stairs to the existing structure, shall be submitted to and approved in writing by the Local Planning Authority. The external railings shall be carried out in full in accordance with such approved details and maintained as such thereafter.

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Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. Officers have worked positively and proactively with the applicant to determine the application within the agreed extended timeframes and in conjunction with the associated non-material amendment application (Ref PL/25/1114) associated with the previous (Ref PL/24/0422) and original (Ref PL/22/1232) planning permission at the site.
2. For the avoidance of doubt, no other works are approved except those as authorised by this Consent. Any other works required to the Listed Building may require a separate application for Listed Building Consent and/or an application for Permitted Works to a Listed Building. Furthermore, all other conditions associated with original listed building consent PL/24/0404 continue to apply.

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse consent for the proposed works or to grant it subject to conditions, then you can appeal to the Secretary of State under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within 6 months of the decision or such longer period as the Secretary of State may allow.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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