

DELEGATED APPLICATION REPORT

Address: 1-15 (odd) Queen Victoria Street & 145-148 Friar Street, Reading, RG1 1SY

Application No's: a) PL/25/1114 (NMA) b) PL/25/1106 (Variation to a listed building consent)

Proposal: a) Non-material amendments to permission PL/24/0422 (granted on 25/07/2024 for 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) to alter the wording of conditions 2, 4, 31, 32, 33, 38, 39, 40, 43 and 44 to reflect changes to the referenced plans, alter the trigger point for condition 4, and incorporate changes including reduction in footprint of built form to the rear of 146 Friar St, provision of retail kiosk within unit 06, various window and door alterations along Fife Court, provision of transoms to Queen Victoria St shopfronts, changes to the roof level plant zones, alterations to locations and extent of photovoltaics and green/brown roofs, omission of green wall and various other associated works (amended description).

b) 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).

Applicant: Thackeray Estates Reading Investments Ltd

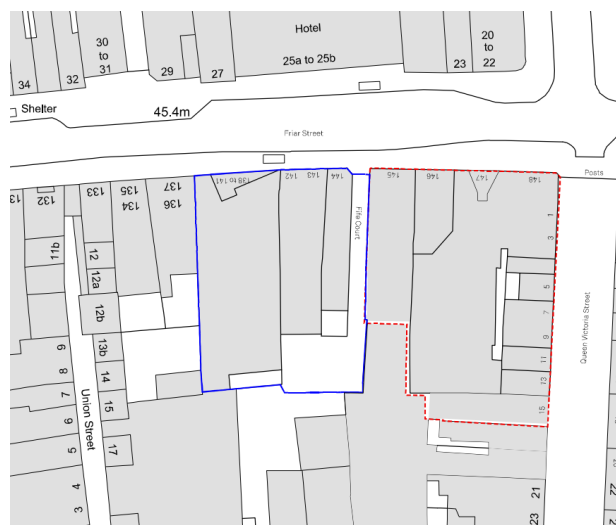
Date received (valid from): a) 10/09/2025 b) 10/09/2025

Target Decision date: a) Originally 08/10/2025, but an extension of time was agreed until 15/01/2026, b) Originally 05/11/2025, but an extension of time was agreed until 15/01/2026

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

- 1.1. The application site comprises a series of buildings fronting onto the south side of Friar Street and the west side of Queen Victoria Street in Central Reading, as shown below. The site is adjacent to Fife Court on the Friar Street frontage and extends roughly half way along Queen Victoria Street.



Extract of the submitted Site Location Plan

- 1.2. No's 1-15 (odd) Queen Victoria Street and 148 Friar Street are all grade II listed buildings, as part of a wider designation which includes further buildings on Friar Street (No's 149 & 150), Queen Victoria Street (No's 17-31 & 2-32) and Broad Street (No's 24-28 & 35-38). These are all basement plus 4-storey (including the upper most floor being set within the roofscape) in height. There are a variety of retail and related commercial units/uses at the ground and basement floors (148 & 1-3: Black Sheep Coffee; 5: Amy Nails Lab; 7-9: formerly But Is It Art? – vacant since January 2025; 11-13: formerly Rush Hairdressers – now vacant for over 12 months; 15: vacant (most recently occupied by Xpression Health & Beauty, who in 2024 relocated to Jacksons Corner). The upper floors comprise vacant former offices, with an officer site visit on 10/11/2023 showing that internal works appeared to have commenced in association with permission 221233 at the site. The area to the rear of these buildings previously comprised a series of more modern extensions. These were demolished in 2023, with demolition works commencing on 01/10/2023 according to a representative of the applicant as per application 231223 at the site (see relevant history below). The listing as a whole states:

A circa 1894 commercial street with returns to Broad and Friar Streets. Probably by Joseph Morris. Dutch gabled free Baroque style. 3 1/2 storeys, yellow brick and terracotta with dividing Ionic pilasters. Dentil cornice. Pilasters to dormers, broken pediments above. An elongated pattern of shallow bays to 1st and 2nd floors 4:2:1:1:1:1:3. Mullion and transom window to bays, sashes with architraves (and pediments on 1st floor) to rest. Modern shopfronts, retaining cornice to fascia and scroll brackets to pilasters, only one shop retains prewar shopfront. Large returns to Broad Street. The return to east (No 28 Broad Street) supported by No 26 (dated 1894, grey brick with red terracotta dressings) and by No 24 (an early C20 Bank with -large shaped pediment doorway on corner to Cross Street; red brick with stone dressings and stone fret patterns to gables).

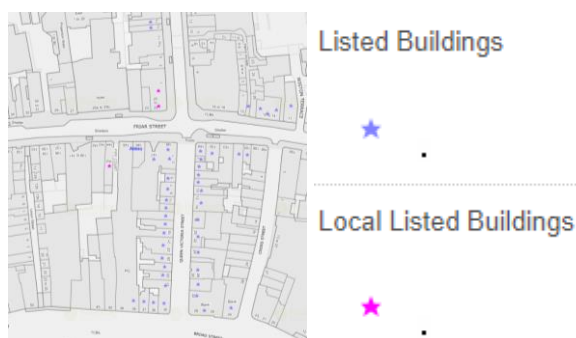
- 1.3. No. 147 is subject to a standalone Grade II listing, and again is basement and 4- storey in height. There is currently space for two occupiers either side of the recessed entrance at ground floor level (both are vacant – previously occupied by Timpson and Amy Nails), with the former offices on the upper floors in a poor state of disrepair. The listing is as follows:

Circa 1880s. 3½ storey commercial frontage. Painted brick with stone voussoirs and dressings. Cornice and parapet. 3 high segmental headed dormers with ramped moulded coping between and modillion cornices, centre 2-light. These and 3 pairs of windows on 2nd floor are plate glass sashes. 4 depressed arches on 1st floor under cornice and fascia with outer pilasters and dividing fluted columns with Corinthian caps. Cornice and fascia over ground floor shop front of similar pattern with recessed entrance. The 2 storey shop front is the main interest of this building and it is included for that reason.



The application site looking south from the junction of Station Road, Friar Street and Queen Victoria Street (09/01/2026)

- 1.4. No. 146 Friar Street was demolished in 2024 as part of the on-going redevelopment works at the site. It was previously a basement and 3-storey building, with retail use at basement and ground floor level (Reading Food & Wine) and a recruitment agency on the upper floors
- 1.5. No. 145 Friar Street is basement and 4-storeys in height, with WHSmith (now trading as TG Jones) having most recently occupying the ground floor (as part of a wider operation which extended into to a separate building fronting Broad Street) and office uses above. This building is not listed, but has some architectural value, notably the early 20th Century front facade above the modern ground floor shopfront.
- 1.6. The following designations and information in relation to the application site is noted:
- The site is not specifically allocated for development within the local plan;
 - The site is within the boundary of the Reading Central Area (Policies CR1-10);
 - The site is within the Primary Shopping Area, Central Core and Office Core (Policy CR1);
 - Both the Friar Street and Queen Victoria Street frontages are designated primary frontages in Central Reading as existing (Policy CR7);
 - The Queen Victoria Street frontage is characterised by small shop units (Policy CR8);
 - The site is within an Air Quality Management Area (Policy EN15);
 - The site is located within a low tree canopy cover ward (Reading Tree Strategy)
 - The site is within an area of Archaeological potential (Policy EN2);
 - The site is within the 'Station Hill and around' town centre district heating cluster (paragraphs 8.7 – 8.10 of the Sustainable Design and Construction SPD);
 - The site is in a Smoke Control Zone;
 - Friar Street is part of the classified highway network (Policies TR1-3) and identified for the proposed Mass Rapid Transit route (Policy TR2);
 - Both Friar Street and Queen Victoria Street are specified cycle routes (Policy TR4);
 - Friar Street is used by buses and has access restrictions in place during certain times of the day. There is a 24 hour restriction in place for Friar Street westbound (except for buses and taxis) and time restricted access Friar Street eastbound between 7am – 11am and 4pm – 7pm and restricted access to Market Place. A section of a 'no stopping' red route has been introduced east along Friar Street. This restriction means vehicles will not be allowed to stop unless they are within a dedicated loading bay;
 - The site is located within Zone 1 of the adopted Parking Standards and Design SPD, which is an area at the very heart of Reading Borough. This area is well served by rail and bus links and also contains the largest proportion of public car parking spaces;
 - The site is outside one of the three major opportunity areas within Central Reading, with the Station/River MOA (Policy CR11) being to the north of the site. In figure 5.3, which accompanies Policy CR11, the site (together with the site to the east) is identified as being a nearby sensitive location – heritage assets;
 - Friar Street is also identified for the proposed Mass Rapid Transit route and Station Road is identified as a key movement corridor (pedestrian and/or cycle)
 - The site is outside a designated tall buildings cluster;
 - The site is outside of a designated conservation area, but is within 105m of Market Place / London Street Conservation Area (to the east);
 - The site is nearby to a number of other listed buildings and locally listed buildings, as shown below:



Listed and locally listed buildings at and nearby the site

- 1.7. The surrounding area comprises a mix of uses, predominantly commercial in use within this Central Reading location. There are a largely retail and related uses at ground floor level, with largely office, serviced apartment and residential uses on the upper floors. The surrounding scale and nature of buildings vary, with a range of styles and forms, with numerous listed buildings or locally listed buildings (see above).
- 1.8. This applicant is specified on the application form as Thackeray Estates Reading Investments Ltd. Information submitted with a previous application at the site (ref 221232/221233) stated that Thackeray Estates Group Ltd also owns nearby sites at 138-141, 142-143, 144, 149-150 and 156-158 Friar Street, 2-4 Queen Victoria Street, 1 Station Road and 70-72 and 200-202 Broad Street. On the assumption that these ownerships have not changed since that application, the applicant would therefore own three quarters of the buildings on the Station Road, Queen Victoria Street and Friar Street junction.

2. The Proposal

- 2.1 Two inter-related applications are proposed, first seeking non-material amendments to planning permission PL/24/0422 (hereafter 'Application A') and secondly a variation of condition application related to the associated approved plans as part of the corresponding listed building consent at that time (ref PL/24/0404) (hereafter 'Application B').
- 2.2 Considering Application A first, this proposal seeks to:
 - Make various non-material amendments to permission PL/24/0422 (granted on 25/07/2024) to alter the wording of conditions 2, 4, 31, 32, 33, 38, 39, 40, 43 and 44 to reflect changes to the referenced plans, alter the trigger point for condition 4, and incorporate changes, including:
 - o Reduction in footprint of built form to the rear of 146 Friar Street from floorspace associated with the apart-hotel to create additional external space, adjacent to the external courtyard, for a staircase and cycle store at this point. This also results in the previously approved green wall being relocated too.
 - o Change to means of access from courtyard – the gates are not recessed from the Queen Victoria Street frontage, to enable them to open outwards, but not extending out beyond the building line onto Queen Victoria Street.
 - o Addition of a retail kiosk to Unit 06, which will front onto the inner courtyard space. The applicant has said that it would be in Class E use and be ancillary (so not a separate unit in planning terms), with the intended use said to be associated with the aparthotel.
 - o Change to door opening direction to courtyard doors, so they now open outwards into the courtyard space.
 - o The reduction in width of a window on the Fife Court elevation to serve retail unit 01 and a slight reduction in size of the unit.
 - o Various other changes are proposed to the Fife Court elevation windows and doors, from ground to fourth floor level.
 - o Reductions in size of plant areas to the roof of 1-15 Queen Victoria Street and resultant alterations to locations and extent of green/brown roof areas.
 - o Addition of intake & extract air bricks on Friar St, Fife Ct & courtyard elevations.
 - o Change to plant areas to the roof of 145 & 146 Friar Street and resultant alterations to locations and extent of photovoltaics and green/brown roof areas.
 - o Reduction of parapet height to the roof of 145 & 146 Friar Street.
 - o Omission of the green wall originally approved at the site, within the courtyard.
 - o Addition of vertical transom to 1 to 15 Queen Victoria Street ground floor frontage units.
- 2.3 The proposals also demonstrate various internal alterations to the back of house spaces associated with the aparthotel at basement and ground floor level and internal changes to the layout of bedroom accommodation within the aparthotel. However, given such works are

internal only, they are referenced under the listed building consent application rather than the planning application.

- 2.4 The change in the trigger point for the submission of details for condition 4 (contract for site redevelopment) is from “No development shall commence on site” to “No above ground development shall commence on site”. This was raised with the agent prior to the validation of the application, as it appeared that the condition had not been sought to be satisfied (no discharge of condition application had been submitted), with the trigger point having already passed. The agent simply replied “I note the Applicant has not provided the contract, I have also updated the wording of the condition”.
- 2.5 Application B seeks to vary condition 2 (approved plans) and 5 (monitoring and maintenance scheme for the original staircase on the first floor) of the corresponding listed building consent (ref PL/24/0404) for the same changes as Application A and associated internal works.
- 2.6 The agent has explained the rationale for the proposals is following detailed feedback from the intended operator to meet their requirements to ensure the scheme can come forward (plant enclosure and window transom) and to ensure compliance with Building Regulations (in terms of the means of escape).
- 2.7 During the course of the application discussions have taken place with the applicant in terms of the rationale for the justification of the removal of the green wall previously approved. This ultimately led to the proposal being for the omission of the green wall, rather than the original proposal to relocate and alter the extent of it. A host of matters were also clarified with the agent prior to the registration of these applications. Once the applications were registered a series of other amendments were made too. For example, on the corner of Fife Court and Friar Street a ground floor window (fronting onto Fife Court) was amended to be reduced in width in comparison with the approval, rather than the original proposal to remove this window altogether. Furthermore, more information has been submitted to assist the assessment of the visibility/visual impact of the roof level plant from street level. The applicant has also responded to comments from the Council’s Conservation Officer in terms of the impacts on services of internal changes to relocate en-suites. It was also originally proposed to vary condition 4 of the LBC, but this part of the proposal was omitted during the course of the application.

3. Consultations

Public Consultation

3.1. Neighbour / Public Consultation

A) No statutory requirement for any for this type of application. No responses have been received.

B) Two site notices (one on Queen Victoria Street and one on Friar Street) were erected on 19/09/2025, expiring on 10/10/2025. A press notice was published on 25/09/2025, expiring on 16/10/2025. No responses have been received.

Internal / External Consultations

3.2. RBC Conservation Officer: Applications A) & B): Original comments –

- **Change from ancillary space to courtyard & cycle store** – acceptable, as this part of the building is to be demolished and has a low significance with no impact on the settings of the Listed Buildings.
- **Change to means of access from the courtyard** – medium significance area approved for demolition, no objection. Noted there would be matching bricks.

- **Addition of retail kiosk** – There are no in-principle objections to the provision of the additional retail kiosk. However, in the context of the inner courtyard shopfront details being approved under application PL/24/1292 and those details changing as a result of this application, in the event of the application being able to be supported, it would be subject to a similar condition (condition 48 of PL/24/0422) to secure details of the shopfront materials. This could be avoided should details be submitted at application stage.
- **Change to door opening direction** – No objection, as none are original or have any significance.
- **Reconfiguration to back of house at BF and GF** – No objection
- **Change to retail unit 1** – no objection
- **Change to Fife Court elevation** – Related to the change above, I find this better arrangement than the approved one. No objection.
- **Minor internal changes to the layout of the aparthotel** – It is evident that changes to the proposed en-suites are proposed, but it is presently unclear what knock on impact this has on the details of the services, so more information is required about this matter. I assume no original decoration would be impacted. I have no objection to the proposed changes as explained in the submitted statement for room 1.15, as the works are minor.
- **Reduction in size of plant areas to roof 1-15 QVS** – I find proposed enclosures not modest, compared with the existing roof forms of the listed building; they would be unusual additions. They are not ideal, but I am convinced that they would not be visible. Although for heritage assets, ‘visibility’ is just one aspect of the proposed development, I think they would not dominate or compete with the roof of the listed building. So, no objection.
- **Change to plant areas to roof of 145 and 146** – minimal impact, no objection.
- **Reduction of parapet height to the roof of 145 and 146** – No objection
- **Addition of vertical transom to the shopfronts** – Beneficial, much better than approved. No objection.

3.3 Following the submission of more information / responses to the original comments, the Conservation Officer confirmed that these addressed the original queries raised, so no objection was raised to the proposals.

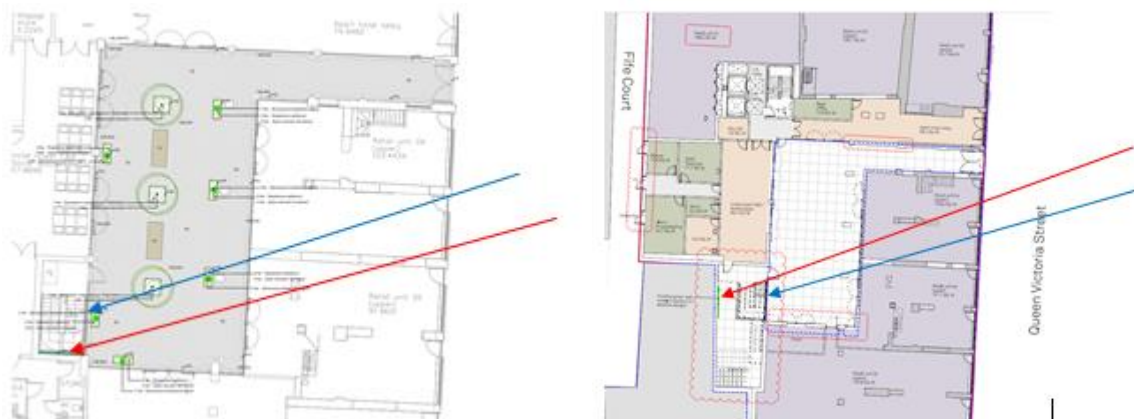
3.4 Natural Environment Officer (Application A): Original comments:

3.5 In relation to brown roofs, the below shows a comparison of the approved (first) against proposed Proposed Lower Roof Plan P22018-FCH-BA-RF-DR-A-1305-P08 & Proposed First Floorplan P22018-FCH-BA-01-DR-A-1301-P08 (second two):



3.6 The changes are noted, but overall the provision appears similar hence there are no objections.

3.7 With regards to the green wall, the position of this (as approved) is shown below (first plan extract) against the new location shown on Proposed Ground Floorplan P22018-FCH-BA-00-DR-A-1300-P010 (red arrows):



3.8 The proposed new location of the green wall is also shown on other submitted plans. I note that the proposed plans state: '*Possible Green Wall location (subject to detailed design)*' – as detailed design was previously established (to demonstrate feasibility), I'm unclear why the plans state this instead of confirming that the specification will be as previously agreed? In any case, the new location does not seem to be the best possible location, with minimal benefit, being located on the wall alongside the access to the now proposed cycle store. I would suggest that the applicant consider relocation to inside the main courtyard, as indicated by the blue arrows above, for maximum visibility & benefit. Whilst I appreciate the approved plans show a planter here, I would think the two can be mutually inclusive.

3.9 Following the responses by the applicant on 11/11/2025, whereby it was essentially proposed for the green walls to be removed on fire risk and building regulations grounds, the Natural Environment Officer advised that on the face of matters the regulations go against green walls on hotels. However, it is suspected it would be allowed if it was very carefully designed to comply with the fire safety risk requirements. However, the limited extent of green wall originally approved means the non-provision is reluctantly agreed in this particular instance. Revised plans to supersede every approved plan that previously showed the green wall should be provided, as this was not included in the 11/11/25 submission by the applicant (Officer note: revised plans were duly submitted on 08/01/2026).

3.10 Transport Officer (Application A): From a Transport perspective, the main change appears to be re-siting the cycle store into a newly created courtyard. The changes provide an increased number of bike stands on the ground floor providing level access and cycle stands (opposed to a vertical racking system). This is acceptable.

3.11 Changes to the means of access from courtyard is also proposed as well as various window and door alterations along Fife Court. The courtyard doors have been set back into the site to enable the change to the door opening direction to ensure that they do not obstruct the footway on Queen Victoria Street. There is no transport objections to this NMA application.

3.12 Reading CAAC was formally consulted on Application B. No response has been received.

4. Plans Considered

4.1 The Council, in reaching its recommendation in respect of Application A, has taken into consideration the following (only the latest revisions are referenced):

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
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
URB-482b-TPB-ST13a – Planning & Heritage Statement by Town Planning Bureau
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-BAXX-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
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
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

- 4.2 The Council, in reaching its recommendation in respect of Application B, has taken into consideration the same documents as Application A and the following additional information:

First Floor
Drainage
QVS1-ESCD-XX-02-SK-M-110 Rev 01 – Second Floor DWS Distribution
As all received on 11/11/2025

5. Relevant Planning History

Application site - 1-15 Queen Victoria Street and 145-148 Friar Street

- 5.1 221232/FUL - 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. Granted following completion of s106 legal agreement 24/05/2023.
- 5.2 221233/LBC – Various internal and external works associated with No's 147 and 148 Friar St and No's 1 – 15 (odd) Queen Victoria St, including part-two, part-three storey rear extension to No's 5-15 (odd) Queen Victoria St, 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) and on all upper floors. Granted 24/05/2023.

- 5.3 230789/APPCON - Discharge of conditions 5 (Recording of the existing buildings record) and 47 (Scheme and details of repairs to 12 roof level gables, including a timetable for reinstatement) of planning permission 221232. Discharged 23/06/2023.
- 5.4 230790/APPCON - Discharge of conditions 14 (Contamination report) and 15 (Contamination remediation scheme) of planning permission 221232. Discharged 29/06/2023.
- 5.5 230791/APPCON - Discharge of condition 6 (Demolition and Construction Method Statement) of planning permission 221232. Discharged 16/08/2023.
- 5.6 231223/FUL - Partially retrospective application for the demolition of buildings to the rear of No's 1-15 (odd) Queen Victoria Street & 146-148 Friar Street to ground level (amended description). Granted 30/11/2023.
- 5.7 PL/24/0404/LBC - 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. Granted 25/07/2024.
- 5.8 PL/24/0422/VARIAT - 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. Granted 25/07/2024.
- 5.9 PL/24/1175/APPCON - Discharge of condition 23 A) (archaeological work including a Written Scheme of Investigation) of permission 240422, as granted on 25/07/2024 (amended description). Discharged 07/10/2024.
- 5.10 PL/24/1224/APPCON - Discharge of condition 21 (Sustainable Drainage Strategy) of permission 240422, as granted on 25/07/2024. Discharged 15/10/2024.
- 5.11 PL/24/1363/APPCON - Discharge of condition 26 (biodiversity enhancements) of permission 240422, as granted on 25/07/2024. Discharged 04/11/2024.
- 5.12 PL/24/1231/APPCON - Discharge of condition 24 (Piling Method Statement) of permission 240422, as granted on 25/07/2024. Discharged 07/11/2024.
- 5.13 PL/24/1243/APPCON - Discharge of condition 3 (Materials) of permission 240422, as granted on 25/07/2024. Withdrawn 11/11/2024.
- 5.14 PL/24/1292/APPCON - Discharge of condition 48 (Friar Street and inner courtyard shopfront details) of permission 240422, as granted on 25/07/2024. Granted 22/11/2024.
- 5.15 PL/24/1293/APPCON - Discharge of condition 25 (Landscaping) of permission 240422, as granted on 25/07/2024. Discharged 04/03/2025.
- 5.16 PL/24/1322/APPCON - Discharge of condition 28 (CCTV operational requirements study) of permission 240422, as granted on 25/07/2024. Discharged 06/03/2025.
- 5.17 PL/24/1290/APPCON - Discharge of condition 27 (Access Control Strategy for the development) of permission 240422, as granted on 25/07/2024. Discharged 06/03/2025.
- 5.18 PL/24/1543/APPCON - Discharge of condition 3 (Materials) of permission 240422, as granted on 25/07/2024. Discharged 08/05/2025.

5.19 PL/25/0934 (NMA) - Non-material amendments to permission PL/24/0422 (granted on 25/07/2024) to alter the wording of conditions 2, 31, 32, 33, 38, 39, 40 and 43 to reflect changes to the referenced plans, including a change from glazing to brickwork to part of the external courtyard at ground floor level and layout changes to Units 4 & 5 fronting Queen Victoria Street at basement and ground floor level (amended description). Agreed 07/08/2025.

5.20 PL/25/0917/VARIAT (Variation to a listed building consent) - Variation of condition 2 (approved plans) of listed building consent PL/24/0404 (granted on 25/07/2024 for various internal and external works associated with reconfigured basement and ground floor uses on Friar St and Queen Victoria St frontages and upper floor apart-hotel) for alterations at basement and ground floor level, including revisions to the internal configuration of Unit 4 and 5, removal of internal stair and provision of new stair to front of Unit 4, changes to internal brick piers and changes to the external courtyard facing corner of Unit 5 from glazing to brick. Variation of condition 2 granted 07/08/2025.

5.21 There have also been a number of other applications which incorporate some of the application site, but not all of it (e.g. individual units), but none are specifically relevant to this particular proposal at this stage of the project.

6. Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. Relevant Planning Guidance

- i. Application A) Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, part 2 of the Town and Country Planning Act 1990 (as amended) states that, *"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 as originally granted."*
- ii. Application B) Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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.]

8. Relevant Policies

- i. Application A) The proposed amendments are assessed for materiality – not on the basis of their planning merits. Planning policies therefore do not apply.

Application B): Reading Borough Local Plan 2019

ii. Local Plan Update

- iii. The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft updated version of the Local Plan was published on 6th November 2024. Subsequent to this consultation a submission draft was sent to the Secretary of State on 9th May 2025. At the time of writing, the examination-in-public of the partial update to the local plan is in the process of taking place. Stage 1 hearings were held virtually on 11th and 12th November 2025. Stage 2 hearings will take place in February 2026.
- iv. Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.
- v. Officer advice in respect of the Local Plan policies pertinent to this application is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the submission draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’.

9. Appraisal

Application A:

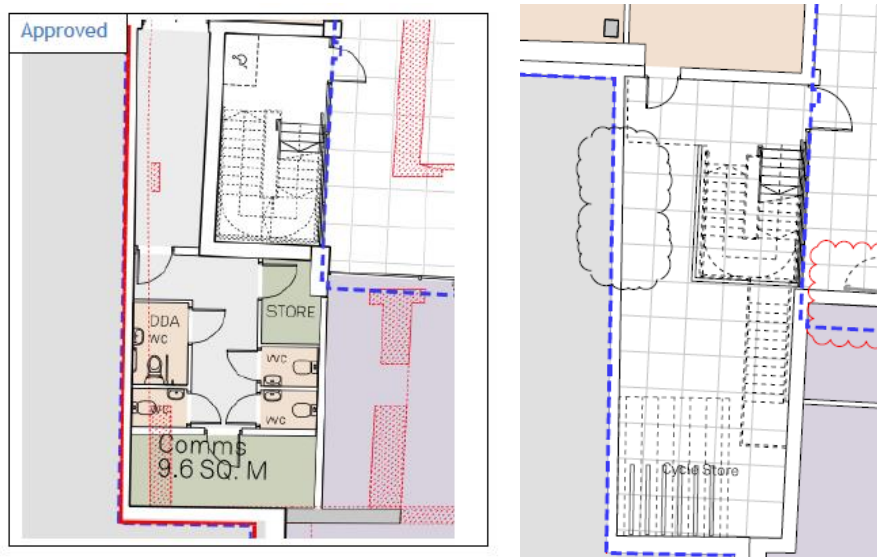
9.1 A number of changes are proposed as part of this application. It is therefore most appropriate to consider each in turn:

- Reduction in footprint of built form to the rear of 146 Friar Street from floorspace associated with the apart-hotel to create additional external space, adjacent to the

external courtyard, for a staircase and cycle store at this point. This also results in the previously approved green wall being relocated too.

9.2 The applicant's rationale for the change is as follows:

1.15 Ancillary Area: the Operator does not require the ancillary space and proposes to re-site the cycle store into a newly created courtyard. The WCs, comms & store is relocated to alternative location in the GF. A detailed drawing of the cycle store accompanies. The improved quality cycle store and increased number of bike stands is required by the Operator and is a BREEAM target item to assist with meeting BREEAM requirements. Below shows the ground floor changes

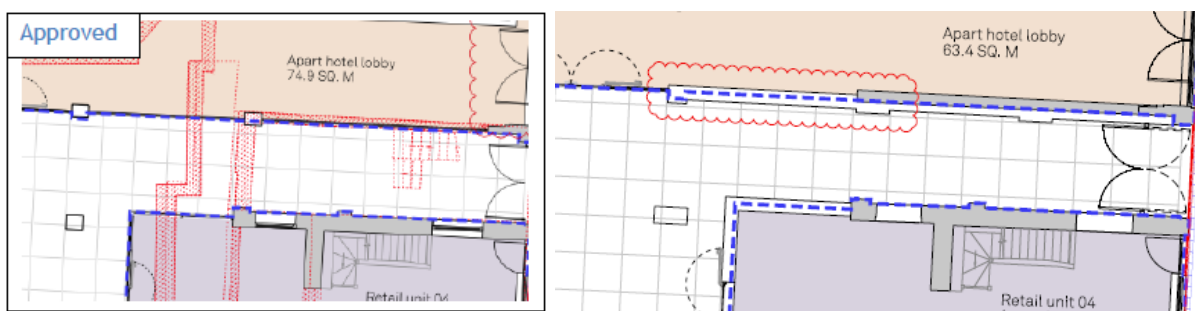


9.3 Officers consider that there are no overriding concerns with this proposed change. Although it will reduce the floorspace associated with the apart-hotel, these supporting facilities are incorporated elsewhere and hence will not impinge on the functioning of the future use. Moreover, this has come about following discussions with an intended occupier. Transport officers are satisfied with the cycle parking, as shown.

- Change to means of access from courtyard – the gates are not recessed from the Queen Victoria Street frontage, to enable them to open outwards, but not extending out beyond the building line onto Queen Victoria Street.

9.4 The applicant's rationale for the change is as follows:

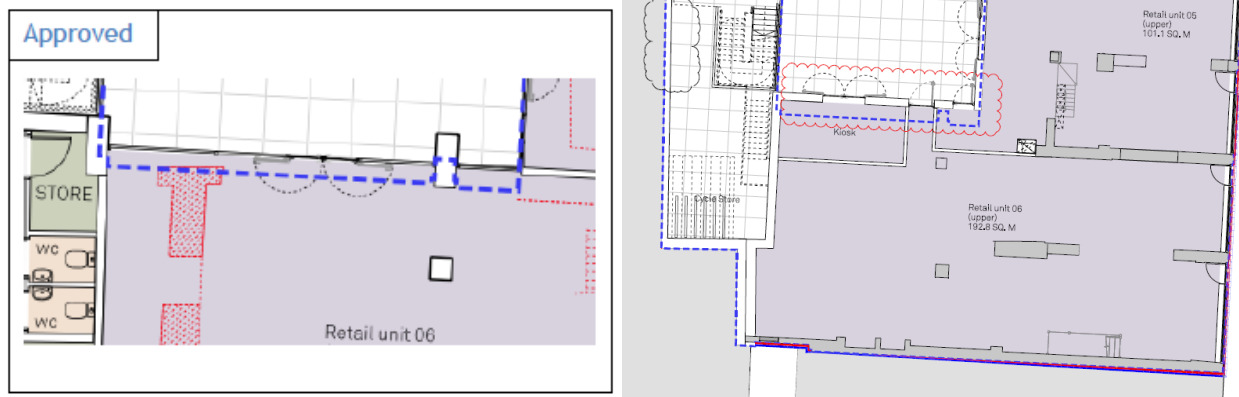
1.16 Building Regulations: below shows the ground floor changes been the approved and proposed changes to the means of escape from the courtyard to the QVS - a protected passage is required to meet Building Regulations as this is a protected means of escape. The direction of door opening has been changed to also open out.



9.5 Transport officers raise no issues with what is accepted to be a minor change to the approved scheme. It is acknowledged that the recess could create opportunities for rough sleeping or anti-

social behaviour (in comparison with being flush with the street), but the anticipated management of the space/area will seek to ensure that such risks are minimised.

- Addition of a retail kiosk to Unit 06, which will front onto the inner courtyard space. The applicant has said that it would be in Class E use and be ancillary (so not a separate unit in planning terms), with the intended use said to be associated with the aparthotel.



9.6 The applicant's rationale for the change is as follows:

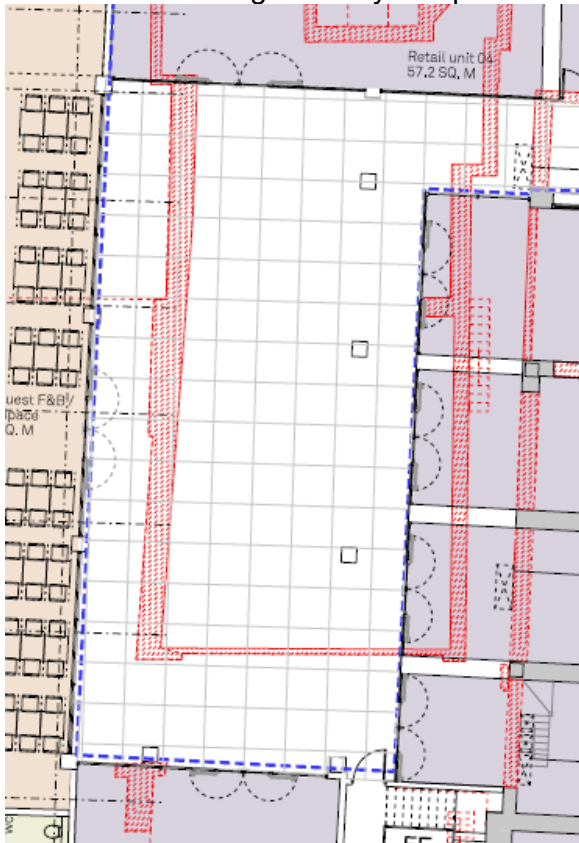
- 1.17 Retail Kiosk: a pop-up Retail Kiosk is proposed in Unit 06 that would be associated with the aparthotel and servicing the courtyard, this would operate in Class E and therefore not result in a material change in use nor reduction in floor area.

9.7 This proposed change effectively introduces a separate unit fronting the inner courtyard, which is generally welcomed in helping make the space a vibrant / well-used area. At the same time, it is not considered to unduly compromise the attractiveness of unit 06, whose primary frontage remains onto Queen Victoria Street. As per existing conditions, the unit of the created unit would be within Class E (a-f) and be required to adhere to other existing conditions in terms of its use

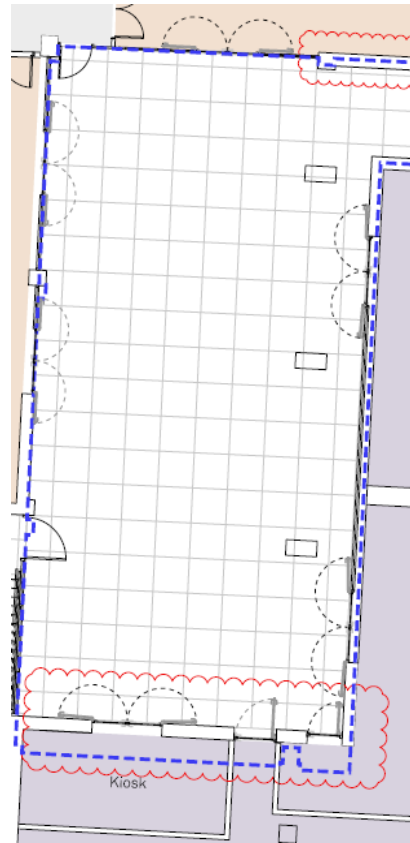
and function. The small size of the unit means the space in itself is unlikely to give rise to any amenity concerns, over and above those presently possible by the approved arrangements.

- Change to door opening direction to courtyard doors, so they now open outwards into the courtyard space.

9.8 This change, as shown below, is accepted as a non-material amendment to the originally approved scheme, with no safety concerns arising owing to the doors opening out into an enclosed / managed courtyard space.



Approved



Proposed

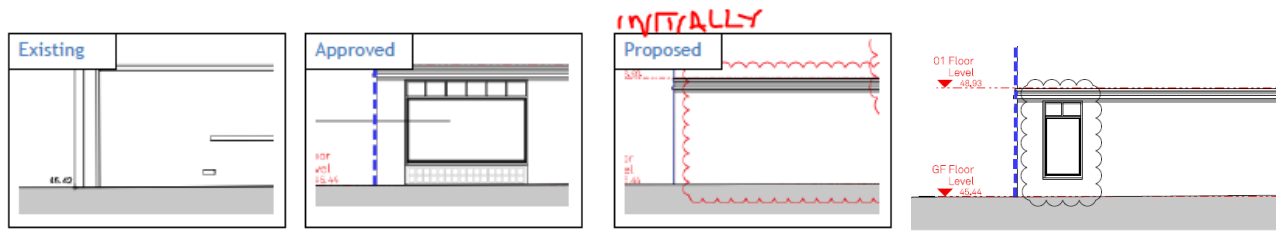
- The reduction in width of a window on the Fife Court elevation to serve retail unit 01 and a slight reduction in size of the unit.

9.9 The applicant initially proposed to omit the previously approved window on Fife Court, adjacent to the junction with Friar Street. The applicant's justification for this was as follows:

1.20 145 Friar Street: the side elevation of No.145 sits within Fife Court, which is a service road. This area has been subject to allot of anti-social behaviour, including vandalism, spray painting and destruction of property. The large glazed window set back from Friar Street is a significant concern for the future tenant and they are seeking that the window is omitted due to on-going maintenance costs. To fix and repair a window of this size is in the thousands of pounds and placing a large window, set back is a clear risk that has occurred on other sites. In any event, this shop unit does not have a side elevation window as existing.

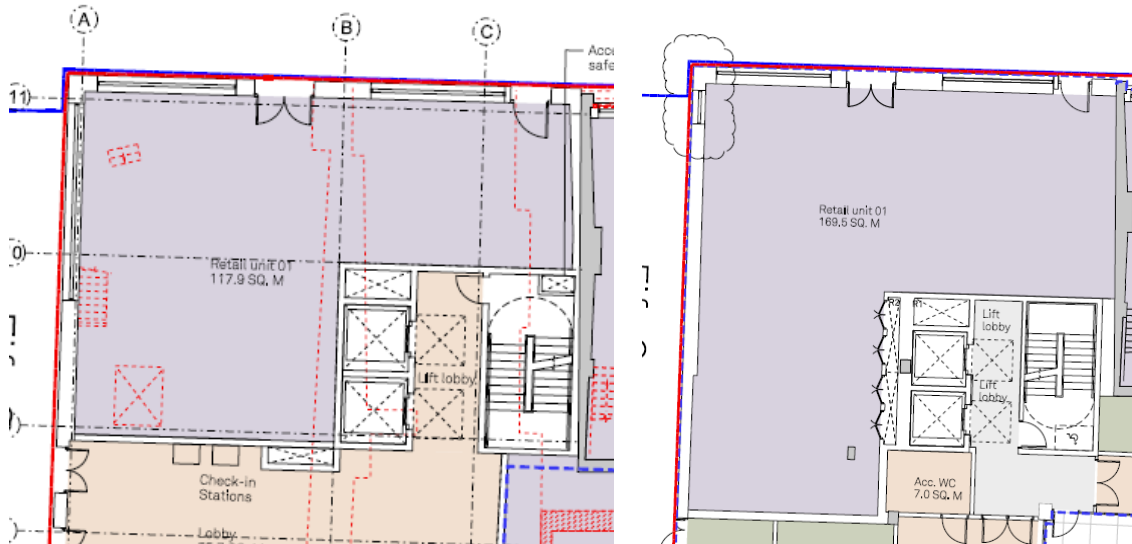
9.10 This was not accepted by officers, with an active frontage incorporating natural surveillance assisting in helping to prevent and reverse instances of some of the issues the applicant referenced. The provision of a blank façade could be considered to simply reinforce the feel

of this space, rather than the approved position of the glazed shopfront introducing a positive element which brought planning benefits.



- 9.11 The applicant considered this and amended the proposal to provide a window at this point, albeit one which is reduced in width in comparison with the originally approved window – see above and below. The amended window is considered suitable and appropriate in the context of this non-material amendment application. The slight change in the unit size is not

considered to impact on the attractiveness of the space for future potential occupiers, so no concerns are raised.



- Various other changes are proposed to the Fife Court elevation windows and doors, from ground to fourth floor level.

9.12 The applicant's rationale for the change is as follows:

- 1.19 **Fenestration:** the Operator of the aparthotel has proposed some minor internal changes that has an impact on fenestration to the side elevation.



9.13 The change in location of ground floor doors is welcomed, as they now align with those on the upper floors. Other changes, such as the provision of intake (blue) and extract (red) bricks and reduction in the parapet height is discussed separately below.

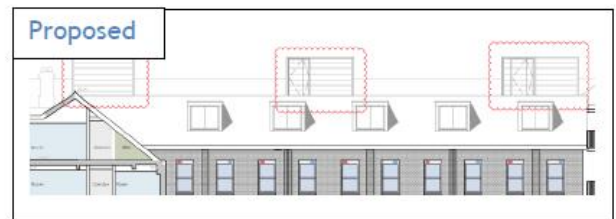
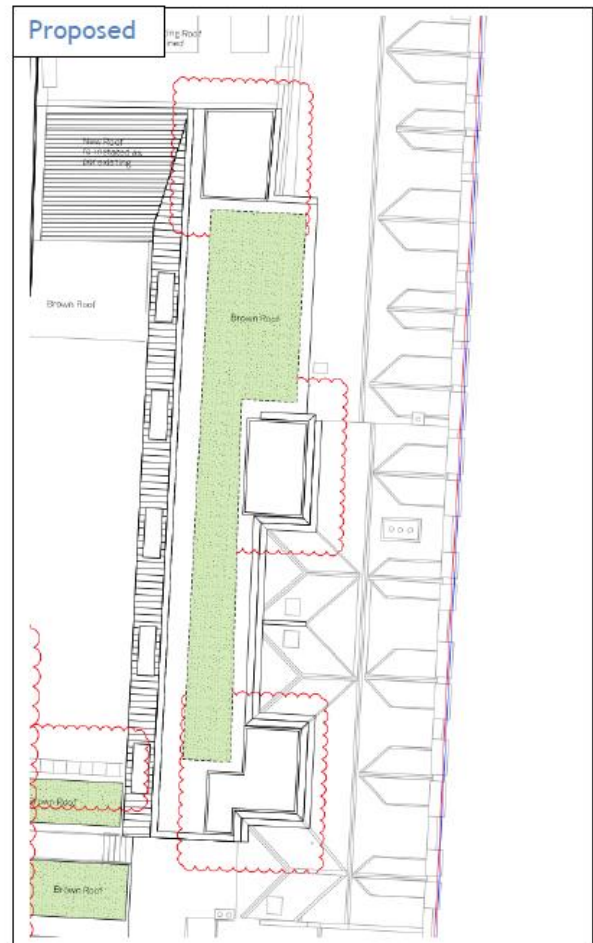
- Reductions in size of plant areas to the roof of 1-15 Queen Victoria Street and resultant alterations to locations and extent of green/brown roof areas.

9.14 The applicant's rationale for the changes is:

1.23 **Plant:** the approved scheme proposed a plant zone at roof level that comprises the majority of the roof. This is shown on the approved drawing. As the detailed design has been progressed the detailed requirements for the air handling have been formalised and this allows a reduction in the size of the plant zone and enclosures.

1.24 The scheme now proposes only three more modest zones / enclosures, which are sited in the recess to the rear of the hipped roof of the building ensuring they are screened from public vantage points.

1.25 The reduction to the plant zones allows the brown roof area to be increased in extent.



- 9.15 Officers initially raised some concerns with this element of the proposal, as when comparing the 221232, 240422 and now proposed elevations in full (see below) it is evident that this proposal is seeking to introduce one plant area far closer to the corner of Friar Street and Queen Victoria Street than previously approved. It was initially considered that the proposals

had not adequately demonstrated that the furthest north plant area would be screened from public vantage points.



9.16 Accordingly, the applicant provided additional visual information (see below). Officers are now content to conclude that these elements, whilst appearing somewhat utilitarian on the elevation plans, are not likely to be readily visible from the public realm. In vantage points

where these are visible, they are unlikely to be significantly harmful, given their set back from the street frontages.



Queen Victoria Street Elevation



Friar Street Elevation

- The addition of intake and extract air bricks on the Friar Street, Fife Court & inner courtyard elevations.



9.17 The applicant's rationale for these additions is as follows:

EXTERNAL VENT/GRILLE TYPES

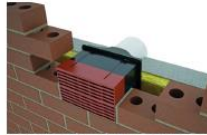
The proposed ventilation strategy has been carefully developed to ensure that the integration of Mechanical Ventilation with Heat Recovery (MVHR) units is both functional and visually discreet.

In the majority of cases, MVHR units will discharge through polyester powder-coated (PPC) aluminium louvres located above the windows. These louvres will be colour-matched to the window frames to achieve a consistent and unobtrusive appearance within the façade composition.

Where this arrangement is not feasible—for example, in rooms with a single window—alternative measures will be employed. These include ventilation through colour-matched air bricks or grilles set into rendered areas of façade, or via discreetly positioned outlets on flat roof areas, thereby minimising visibility from the public realm.

At uppermost floor levels, ventilation will be taken through the roof to ensure that no outlets are visible on the aluminium rainscreen cladding. This approach avoids any interruption of the architectural treatment and maintains a coherent façade design.

Importantly, no ventilation outlets are proposed on the listed elevations of 1–15 Queen Victoria Street. This ensures that the special architectural and historic interest of these façades is preserved, with no adverse impact on their appearance or significance.



Example of airbrick for areas to match red brick

■ Extract Airbrick (Timlock Adapt-Air Single Airbrick Kit • 430mm x 100mm)
■ Intake Airbrick (Timlock Adapt-Air Single Airbrick Kit • 430mm x 100mm)



Example of air grille for areas to match render

■ Extract Airbrick (Timlock Adapt-Air Single Airbrick Kit • 430mm x 100mm)
■ Intake Airbrick (Timlock Adapt-Air Single Airbrick Kit • 430mm x 100mm)



Example of air vent to brown roof



Example of louvre over window for MVHR ducts to vent behind

■ Extract Vent
■ Intake Vent

9.18 The additions represent modest additions to assist with the quality of accommodation for future occupiers and are proposed on new-build elements of the scheme, and not the listed

buildings at the site. Set within this context, such additions raised no objections and are a result of design development, as would be expected on a scheme of this nature.

- Change to plant areas to the roof of 145 & 146 Friar Street and resultant alterations to locations and extent of photovoltaics and green/brown roof areas.

9.19 The applicant has stated the following in seeking to justify this element of the proposal:

1.26 Plant: the approved scheme proposed a plant zone has already been reduced, the hatched orange area was omitted by planning permission ref: 221232. Full design development has confirmed the lift overrun, plant for Unit 2 and access hatch. The main plant zone is confirmed. A benefit is a the area of PV panels proposed can now be confirmed and detailed.

1.27 The roof level changes are non-material change to the scheme.



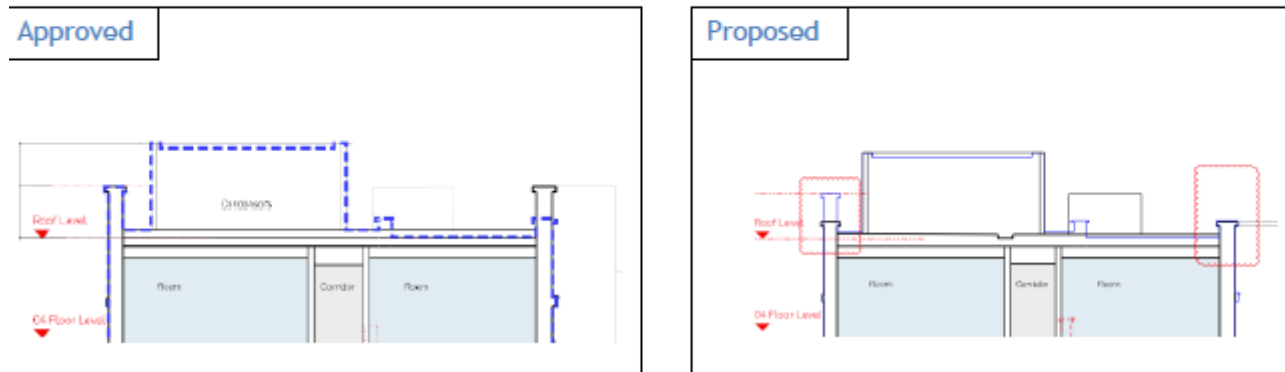
9.20 Officers are satisfied that these changes are both satisfactory and non-material in the context of the original permission.

- Reduction of parapet height to the roof of 145 & 146 Friar Street.

9.21 The applicant has explained this change as follows:

1.28 Parapet: the building benefits from a parapet to the roof of 145 to 146 Friar Street. Again, detailed design has established the actual massing of the parapet, which is reduced to further reduce the mass in bulk of the building.

1.29 The roof level changes are non-material change to the scheme.



9.22 The reduction in scale reveals more of the roof level plant room, but the change will not be high discernible from public vantage points and is considered entirely non-material in nature.

- Omission of the green wall originally approved at the site, within the courtyard.

9.23 This element of the proposal is discussed at paragraphs 3.7 to 3.9 of this report. It is fair to say that officers are disappointed by the backward step in now omitting the green wall. Officers maintain that it would still be technically possible for a green wall to be provided. However, when weighing this up in overall terms, in particular being mindful of the Council's general desire for the development to come forward and the benefits it will bring, officers can

confirm that the omission of the green wall will be supported, on balance, in this specific instance.

- Addition of vertical transom to 1 to 15 Queen Victoria Street ground floor frontage units.

9.24 The applicant has explained this change as follows:

[1-15 QVS Shopfront Transom](#)

- 1.30 Transom: the front elevations of the shop fronts have been designed with single pane glazing. However, during detailed design the weight of a single pane of secure glazing, the manufacture of the shop front has advised a vertical transom is required. This would be modest and add detail and interest to the shop front. The change is non-material.



9.25 The Council's Conservation Officer welcomes this change, and in the context of the original permission, is considered wholly non-material in nature.

- Alter the wording of conditions 2, 4, 31, 32, 33, 38, 39, 40, 43 and 44 to reflect changes to the referenced plans in these conditions

9.26 These changes are solely required owing to the plans referenced in the conditions are being updated as a result of the proposed works. As such, no issues are raised in this regard.

- Alter the trigger point for condition 4

9.27 The original wording of condition 4 is:

4. No development shall commence on site, including any works of demolition and any preparatory works but with the specific exception of 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; P22018-FCH-BA-XX-DR-A-1400 Rev P01 - Proposed Elevation 01, as all received on 26/08/2022) and the 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 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.

Reason: To protect the visual amenity of the area and the partial loss of listed building fabric without the replacement development being committed to be built, in accordance with Policies CC7, CR2 and EN1 of the Reading Borough Local Plan 2019.

9.28 The applicant is seeking the following changes:

4	No above ground 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 P10 - 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 for the 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.
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9.29 Officers raised this with the applicant prior to the validation of the application, in the absence of details having been submitted and the trigger having already passed. The applicant has offered no explanation as to why this is and why an apparent breach of condition has taken place. The applicant's solution is to alter the trigger point for the submission. Whilst not ideal, it is a practical means of still maintaining the condition (which officers consider still to be necessary) and ensuring it remains relevant (one of the tests of any condition). Given that

demolition and repair works to the gables have taken place at the site, it is proposed for the wording to be simplified accordingly, as follows:

REPLACEMENT CONDITION 4

No above ground development shall commence on site, before a contract for the carrying out of the works of redevelopment of the site for the 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.

Reason: To protect the visual amenity of the area and the partial loss of listed building fabric without the replacement development being committed to be built, in accordance with Policies CC7, CR2 and EN1 of the Reading Borough Local Plan 2019.

- 9.30 This follows the spirit of what the applicant is seeking, whilst also being acceptable to officers too.
- 9.31 In overall terms, officers are content that the proposed changes are acceptable, in themselves and collectively as part of the original application.
- 9.32 In terms of the cumulative impacts, it is acknowledged that this is the second s96a NMA application associated with the previous application (which was a s73 permission – with there being no s96a applications associated with the overarching original permission). As per the planning history section above, that earlier NMA application (ref PL/25/0934) altered the wording of conditions 2, 31, 32, 33, 38, 39, 40 and 43 to reflect changes to the referenced plans. More specifically, that comprised a change from glazing to brickwork to part of the external courtyard at ground floor level and layout changes to Units 4 & 5 fronting Queen Victoria Street at basement and ground floor level. These changes are largely separate from those, but when combined are not considered to constitute changes which go beyond s96a amendments.
- 9.33 In practice, some of the proposed changes will practically assist the development being implemented in accordance with building regulations and fire regulations, whilst others are associated with desires of future tenants. Such changes are fairly commonplace on projects such as these.
- 9.34 Officers also consider that these changes can be made through the non-material amendment procedure. More specifically, it is not considered that the amendments, either individually or cumulatively, will have any material impact on the overall design idiom, neighbour amenities or any other consideration, set within the context of the original permission. This is primarily owing to the context of the overall original scheme and the nature of the surrounding environment, with the proposed changes being of a relatively minor scale and nature in this specific context.
- 9.35 All changes proposed as part of these applications are therefore considered appropriate by officers and suitable to progress through the non-material amendment procedure.
- 9.36 An informative is recommended which states that this agreed NMA relates only to the changes highlighted. It will also be acknowledged that the agreed NMA shall only be read in the context of the substantive full permission, and is bound by all the conditions and obligations attached to the substantive permission. A further informative is recommended which states: In reaching this decision, the local planning authority is satisfied that the

changes proposed by this application do not constitute material changes to the approved planning permission.

Application B:

- 9.37 As per the conclusion and commentary referenced above in respect of Application A (and specifically it being confirmed at part a) and the 'overall comments' sections above), this is also the case in the corresponding application to vary the accompanying listed building consent approved plans condition too. In short, the same conclusion is reached that the proposed internal changes are acceptable, in the context of Policy EN1 and the original permission, with the RBC Conservation Officer raising no objections to the proposed works.
- 9.38 It is acknowledged that a number of internal alterations are also proposed, some of which relate to the listed structures at the site. However, officers are content that the proposals, set within the context of what has previously been granted, raise no heritage based concerns. Instead, the proposals will help facilitate the active use of the listed buildings, which is a positive benefit of these changes.
- 9.39 More specifically, there are no objections to the proposed works at unit 4 (reducing the size of this unit in comparison to the previous approval), with this akin to the existing size of this unit. The applicant has indicated that the intention is for Amy's Nails (currently occupying a unit within the site fronting onto Friar Street) to move into this unit in due course.
- 9.40 Accordingly, the condition can be varied to update the plans to reflect the now proposed internal layouts. Not only does this relate to the 'approved plans' condition, but also condition 5, with a plan referenced in that condition being updated as a result of these changes too.

10. Conclusion

- i. Application A): The local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved original planning permission.
- ii. Application B): The local planning authority is satisfied that the changes proposed by this application sufficiently protect the significance of the heritage asset and its settings.

Recommendation

A) Grant Non-material amendments and thereby alter the wording of conditions 2, 4, 31, 32, 33, 38, 39, 40, 43 and 44 of PL/24/0422 (granted on 25/07/2024)

B) Grant variation of conditions 2 and 5 of listed building consent PL/24/0404 (granted on 25/07/2024)

11. Conditions:

Application A)

REPLACEMENT CONDITION 2

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

P22018-FCH-XX-B1-DR-A-1355 Rev P01 – Demolition – Basement Floor Plan
P22018-FCH-BA-00-DR-A-1350 Rev P01 – Demolition - Ground Floor Plan
P22018-FCH-BA-01-DR-A-1351 Rev P01 – Demolition - First Floor
P22018-FCH-BA-02-DR-A-1352 Rev P01 – Demolition - Second Floor
P22018-FCH-BA-03-DR-A-1353 Rev P01 – Demolition - Third Floor Plan

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 26/08/2022

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
P22018-FCH-BA-XX-DR-A-1505 Rev P05 - Proposed Section 05
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-BAXX-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
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
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 development is carried out and adhered to in accordance with the application form and associated details hereby approved.

REPLACEMENT CONDITION 4

No above ground development shall commence on site, before a contract for the carrying out of the works of redevelopment of the site for the 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.

Reason: To protect the visual amenity of the area and the partial loss of listed building fabric without the replacement development being committed to be built, in accordance with Policies CC7, CR2 and EN1 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 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 P11 - Proposed Ground Floor Plan, as received 08/01/2026**) hereby approved without the express planning permission from the local planning authority.

Reason: To protect, maintain and enhance the character and important contribution to the diversity of the centre and the overall vitality and viability of the town centre that Queen Victoria Street, characterised by small shop units, plays, in accordance with Policy CR8 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 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 P11 - Proposed Ground Floor Plan, as received 08/01/2026**, shall not be occupied at any time other than for purposes ancillary to the use as an apart-hotel (Class C1).

Reason: To accord with the terms of the application, and to ensure that separate/wider use of the stated spaces would not detract from the amenities of the area and the character of the locality, in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 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 07/08/2025**, 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.

Reason: To accord with the terms of the application, to prevent over- occupancy of the apart-hotel accommodation which would have a detrimental impact on the amenities of guests and to ensure that separate/wider use of the stated space would not detract from the amenities of the area and the character of the locality, in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 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 P11 - Proposed Ground Floor Plan, as received 08/01/2026**) 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.

Reason: To ensure the public courtyard provides an appropriate public space and safeguards the amenity of existing and future occupiers and to protect the general environment in accordance with Policies CC7, CC8, EN16 and CR2 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 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 P11 - Proposed Ground Floor Plan, as received 08/01/2026**) shall open inwards away from the highway/street (as appropriate) only.

Reason: In the interests of pedestrian and highways safety in accordance with Policy TR3 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 40

The public courtyard (accessed via Queen Victoria Street as shown on approved plan **P22018-FCH-BA-00-DR-A-1300 Rev P11 - Proposed Ground Floor Plan, as received 08/01/2026**) 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.

Reason: In order to protect local residents, future apart-hotel occupiers and users of the area in general from unreasonable disturbance arising from the use in accordance with Policies CC7, CC8, EN16 and CR6 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 43

Any ancillary ground floor use, including the food and beverage and social space indicated on **P22018-FCH-BA-00-DR-A-1300 Rev P11 - Proposed Ground Floor Plan, as received 08/01/2026**, 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.

Reason: In order to prevent over-occupancy of the apart-hotel accommodation which would have a detrimental impact on the amenities of guests and to ensure that the use of the stated space would not detract from the amenities of the wider area and the character of the locality, in accordance with Policies CC7, CC8 and CR2 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 44

No development, barring any demolition works and any 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, as received on 26/08/2022; P22018-FCH-BA-XX-DR-A-1450 Rev P01 – Demolition Elevation 01, as received on 26/08/2022; **P22018-FCH-BA-XX-DR-A-1400 Rev P11 – Proposed Elevation 01, as received on 08/01/2026**) and the demolition to ground level of No 146 Friar Street and inward facing buildings within the application site (as shown on approved plans P22018-FCH-BA-XX-DR-A-1140 Rev P01 – Existing Elevation 01, as received on 26/08/2022; P22018-FCH-BA-XX-DR-A-1450 Rev P01 – Demolition Elevation 01, as received on 26/08/2022; **P22018-FCH-BA-XX-DR-A-1400 Rev P11 – Proposed Elevation 01, as received on 08/01/2026**) and the 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 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.

REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

Informatives:

1. This permission relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of the substantive planning permission granted on 25/07/2024 under reference number PL/24/0422 (which itself was a s73 permission to PL/22/1232, as granted on 24/05/2023), and is bound by all the conditions attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a, such as PL/25/0934 agreed on 07/08/2025) for this development should be read together.
2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.
3. The Local Planning Authority has worked positively and proactively with the applicant to determine the application under the non-material amendment procedure within the agreed extended timeframes.
4. This application should be read in conjunction with corresponding section 19 application PL/25/1106, which seeks to incorporate the same changes proposed through this application, in the context of varying the approved plans condition of the corresponding listed building consent (PL/24/0404).

Application B)

For completeness and the avoidance of any possible doubt, all of the original conditions (as part of PL/24/0404) are reproduced below in blue, with the altered worded conditions (bearing in mind the PPG) in red. Officer notes explaining the changes are also detailed in green.

1. The works hereby permitted shall begin no later than three years from the date of this consent.

Reason: In accordance with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

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.

Officer note: The altered condition is self-explanatory.

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-XX-DR-A-1203 Rev P02 – Proposed Site Plan – Ground
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
P22018-FCH-BA-B1-DR-A-1306 Rev P03 - Proposed Basement Floor Plan
P22018-FCH-BA-XX-DR-A-1401 Rev P04 - Proposed Elevation 02
P22018-FCH-BA-XX-DR-A-1402 Rev P04 - Proposed Elevation 03

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”
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-1410 Rev P01 – Proposed Queen Victoria Street Shop Front Design
P22018-FCH-BA-XX-DR-A-1411 Rev P01 – Replacement Window Detail
P22018-FCH-BA-XX-DR-A-1412 Rev P01 – Proposed courtyard elevation

As all received on 19/04/2024

P22018-FCH-BA-00-DR-A-1300 Rev P08 - Proposed Ground Floor Plan
P22018-FCH-BA-01-DR-A-1301 Rev P07 - Proposed First Floor Plan
P22018-FCH-BA-02-DR-A-1302 Rev P08 - Proposed Second Floor Plan
P22018-FCH-BA-03-DR-A-1303 Rev P08 - Proposed Third Floor Plan
P22018-FCH-BA-04-DR-A-1304 Rev P07 - Proposed Fourth Floor Plan
P22018-FCH-BA-RF-DR-A-1305 Rev P07 - Proposed Lower Roof Plan
P22018-FCH-BA-RF-DR-A-1307 Rev P03 - Proposed Upper Roof Plan
P22018-FCH-BA-XX-DR-A-1400 Rev P05 - Proposed Elevation 01
P22018-FCH-BA-XX-DR-A-1412 Rev P02 – Proposed courtyard elevation
P22018-FCH-BA-XX-DR-A-1413 Rev P03 - Rear Elevations 01 – 02
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
P22018-FCH-BA-XX-DR-A-1500 Rev P04 - Proposed Section 01
P22018-FCH-BA-XX-DR-A-1501 Rev P03 - Proposed Section 02
P22018-FCH-BA-XX-DR-A-1502 Rev P03 - Proposed Section 03
P22018-FCH-BA-XX-DR-A-1503 Rev P04 - Proposed Section 04

P22018-FCH-BA-XX-DR-A-1504 Rev P04 - Proposed Section 05
P22018-FCH-BA-XX-DR-A-1505 Rev P04 - Proposed Section 06
P22018-FCH-BA-XX-DR-A-1506 Rev P03 - Proposed Section 07

P22018-FCH-BA-XX-DR-A-1507 Rev P03 - Proposed Section 08
P22018-FCH-BA-XX-DR-A-1508 Rev P03 - Proposed Section 09
As received 04/07/2024

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.

VARIED CONDITION 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”
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
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
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.

Updated to reference the altered plans submitted to incorporate the changes proposed.

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.

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.

No changes are required to the wording of this condition.

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.

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.

No changes are required to the wording of this condition.

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 08 on P22018- FCH-BA-01-DR-A-1301 Rev P07 - Proposed First Floor Plan, as received 04/07/2024) 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.

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.

Updated to reference the altered plans submitted to incorporate the changes proposed.

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.

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.

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.

No changes are required to the wording of this condition.

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.