

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
THE TOWN & COUNTRY PLANNING  
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF  
PLANNING PERMISSION**

To: Mr Paul Bottomley

Application No: PL/25/1114

Application type: Non-Material Amendment

**Applicant:** Thackeray Estates Reading Investments Ltd

READINGBOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

**Proposal:** 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).

**At:** 1-15 QUEEN VICTORIA STREET & 145 TO 148 FRIAR STREET, Reading, RG1 1SY

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

**OTHER STATUTORY CONSENTS MAY BE REQUIRED**

Date: 14<sup>th</sup> January 2026



*RE*

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

**Application At:** 1-15 QUEEN VICTORIA STREET & 145 TO 148 FRIAR STREET, Reading, RG1 1SY

**Application No:** PL/25/1114

**Application type:** Non-Material Amendment

### **CONDITIONS & REASONS**

1. 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

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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

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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 development is carried out and adhered to in accordance with the application form and associated details hereby approved.

2. 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.

3. 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.

4. 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.

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5. 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.

6. 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.

7. 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.

8. 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.

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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.

9. 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.

10. 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 P22018-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)

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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).

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