

PD003552/TC/AP/TD

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Planning Department
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

24 February 2026

Application Reference: PP-14662473

Dear Sir/ Madam,

GREAT BRIGHAMS MEAD, VASTERN ROAD, READING, RG1 8DJ

**APPLICATION UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990:
MINOR-MATERIAL AMENDMENT TO PLANNING PERMISSION PL/25/0052**

On behalf of our client, Kings Oak Miami LLP (the "Applicant"), in respect of Great Brighams mead, Vastern road, Reading, RG1 8DJ ("the Site"), please find enclosed an application ("the Application") for the variation of condition in respect of Planning Permission reference: PL/25/0052.

BACKGROUND

The application site comprises a three-storey former office building known as Great Brighams Mead. Planning permission was originally granted June 2021 under reference PL/21/0567 for the following development:

"Change of use from office use Class B1(a) to use Class C3 to comprise 110 residential units. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015."

Subsequently, an application (ref. PL/24/1320) was approved in December 2024 for:

"Change of use from office use Class B1(a) to use Class C3 to comprise 110 residential units. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 without complying with condition 1 (time limit for completion) of consent ref. 210567 to allow for completion of the development within 6 years rather than 3 years."

Following this, a further application (ref. PL/25/0046) was approved in May 2025 for:

"Change of use from office use Class B1(a) to use Class C3 to comprise 110 residential units. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 without complying with condition 2 (approved plans) of consent ref. PL/24/1320 for internal alterations to layout"

Further to these applications, a full planning permission was submitted (ref. PL/25/0052) and approved in May 2025 for:

“External alterations in connection with conversion of the building to residential use”

This is the permission to which this Section 73 application relates, and the amendments sought apply specifically to this approved scheme under ref. PL/25/0052 and solely relate to external alterations.

AMENDMENTS SOUGHT

This application under Section 73 of the Town and Country Planning Act 1990 seeks to make an amendment to the approved planning permission ref. PL/25/0052. The application proposes the following variation of Condition 2 approved under planning reference PL/25/0052.

Condition 2 is currently worded as follows:

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

- Location plan ref. PP-13652021V1 dated 10th January 2025*
- Drawing ref. 5025893-RDG-XX-EL-D-B-0901 Rev A – Existing Elevations*
- Drawing ref. 5025893-RDG-XX-EL-D-B-0902 Rev A – Existing Elevations Inner Elevations*
- Drawing ref. 5025893-RDG-XX-EL-D-B-0907 Rev B – Proposed Elevations Window Replacements Suitable for Planning*
- Drawing ref. 5025893-RDG-XX-EL-D-B-0907 Rev B – Proposed Elevations Window Replacement Suitable for Planning*
- Drawing ref. 5025893-RDG-XX-EL-D-B-0908 Rev B - Proposed Inner Elevations Window Replacements Suitable for Planning*
- Drawing ref. 5025893-RDG-XX-EL-D-B-0904 Rev B – Proposed Inner Elevations Suitable for Planning*
- Drawing ref. 5025893-RDG-XX-EL-D-B-0903 Rev B – Proposed Elevations Suitable for Planning*
- Received by the Local Planning Authority on 10th January 2025*
- Drawing ref. 5025893 ref. RDG-00-PL-D-B-0305 Rev D – Proposed Ground Floor Plan Suitable for Planning*
- Drawing ref. 5025893-RDG-XX-XX-XX-A-0603 – External Ramp Stair Core B Floor Plan*
- Received by the Local Planning Authority on 1st April 2025*
- Drawing ref. 5025893-RDG-XX-XX-DT-A-0629 Rev B – Typical Section External Ramp – Stairs Junction*
- Received by the Local Planning Authority on 10th April 2025”*

The approved planning under ref. PL/25/0052 permitted the following external alterations to the original planning permission.

- *Removal of selected windows across all floors and replacement with slightly smaller new windows of the same design, aluminium material, and colour.*
- *Required to ensure internal party walls between apartments comply with the latest fire safety regulations. All associated infill brickwork to match the existing building.*
- *Infill brickwork (matching existing) introduced at ground-floor level beneath existing windows to reflect the raised internal ground-floor level appropriate for residential use.*
- *Replacement of the existing faceted full-height curtain walling at each end of the building with matching fire-rated curtain walling to ensure adequate fire compartmentation between floors.*

- *Installation of automatic smoke vents within the pitch of the existing roof and to central flat roof areas (with a 0.5m projection above the flat roof) to ensure compliance with current fire regulations.*
- *New entrance curtain walling and entrance doors to the front and rear of the central atrium, consistent with the design previously approved under planning permission ref. 22/0717.*
- *New external escape doors from the new stair cores, together with adjoining external ground-floor escape ramps and black galvanised steel railings, to provide safe and level emergency egress from the building.*

This application seeks approval for a series of further external alterations to the development previously approved under reference PL/25/0052. The proposed external changes comprise the following:

- *Infilling of existing window opening using traditional facing brickwork with a cavity wall construction.*
- *Installation of new smoke vents set in line with the existing roof pitch.*
- *Provision of new windows and doors designed to match the existing pattern and architectural detailing.*
- *Refurbishment and retention of the existing double-height curtain wall entrance screen and glazed rotundas.*
- *Installation of an insulated spandrel panel*
- *Installation of balconies to the West and East Elevation*

The following proposed drawings are submitted to support this application and the external changes to permission PL/25/0052:

5025893-RDG-00-PL-D-A-5010-P01_Existing Elevations - North & South
5025893-RDG-00-PL-D-A-5011-P01_Existing Elevations - East & West
5025893-RDG-00-PL-D-A-5012-P01_Existing Elevations - Inner East & West
5025893-RDG-00-PL-D-A-5020-P01_Proposed Elevations - North & South
5025893-RDG-00-PL-D-A-5021-P02_Proposed Elevations - East & West
5025893-RDG-00-PL-D-A-5022-P01_Proposed Elevations - Inner East & West

The proposed external alterations are required due to the change in design and detail of the permitted development approved in the original planning permission. This application is submitted alongside a parallel Section 73 application to amend Condition 2 and make minor internal alterations to the approved development (PP-14660149), with both applications intended to operate in tandem. The external changes proposed are consistent with the internal amendments set out in the accompanying application, ensuring that the overall development maintains a coherent and high-quality design.

Importantly, the amendments sought through this application do not alter the overall appearance or design previously approved under the permitted development. The proposal remains fully aligned with the surrounding built environment. None of the external alterations affect the original consented scheme, and the development will continue to deliver the approved 110 residential units.

ADMINISTRATIVE PROCEDURE

To support this application, we enclose the following information which has been submitted via the Planning Portal reference PP-14662473. Additionally, a suite of technical documents will be submitted. The submission documents are listed as follows:

1. Cover letter, prepared by Montagu-Evans
2. Proposed Elevations, prepared by Ridge

The application fee of £671 (including the £85 Planning Portal Fee) has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (amended 2017). The application fee has been paid to the Planning Portal via payment link.

We trust the above and enclosed is in order and will allow you to issue confirmation of the validation of the Application. In the meantime should you have any queries or require any further information, please do not hesitate to contact Tom Cole (tom.cole@montagu-evans.co.uk / 07825 357 061), Alex Partridge (alex.partridge@montgau-evans.co.uk / 07584 154 762) or Ted Drayson (ted.draysen@montagu-evans.co.uk / 07990 102472).

Yours sincerely

Montagu Evans

MONTAGU EVANS LLP