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

02nd March 2026

Application Reference: PP-14660149

Dear Sir/ Madam,

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

**APPLICATION UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990:
PERMISSION FOR THE VARIATION OF PLANNING PERMISSION PL/21/0567 (AS VARIED BY
PL/25/0046- VARIATION OF CONDITION 2 (APPROVED PLANS))**

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/21/0567, as amended by application reference PL/25/0046.

BACKGROUND

The application site comprises a three-storey former office building known as Great Brighams Mead. Planning permission was originally granted 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 amendment 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 the 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 to make internal alterations:

"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"

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A list of members' names is available at the above address.



Alongside this application, a full planning permission was submitted (ref. PL/25/0052) approved in May 2025, to make external alterations:

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

AMENDMENTS SOUGHT

This application under Section 73 of the Town and Country Planning Act 1990 seeks to vary Condition 2 attached to planning permission PL/21/0567. The proposed amendment relates to the Internal layout and no other alterations to the approved development are sought. The application proposes the following variation of Condition 2 approved under planning reference PL/21/0567 and amended under ref. PL/25/0046.

Condition 2 is worded as follows:

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

- Drawing ref. RDG 01 PL D B 0306 Rev E – Proposed First Floor Plan Suitable for Planning
- Drawing ref. RDG 00 PL D B 0305 Rev E – Proposed Ground Floor Plan Suitable for Planning
- Ridge Proposed Amendments to Bike and Bin Storage ref. 5025893_GBM_1000_A Received by the Local Planning Authority on 22nd May 2025
- Drawing ref. RDG 02 PL D B 0307 Rev D Proposed Second Floor Plan Suitable for Planning
- Drawing ref. RDG 03 PL D B 0308 Rev C Proposed Third Floor Plan Suitable for Planning
- Drawing ref. RDG RF PL D B 0404 Rev C Proposed Roof Plan Suitable for Planning Received by the Local Planning Authority on 18th February 2025
- Location Plan ref. 5025893-SK01 Rev A
- Transport Statement and Residential Travel Plan, prepared by Stantec
- Flood Risk Assessment, prepared by Stantec

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

The Application seeks to amend the list of approved drawings under Condition 2 to the following:

- 5025893-RDG-00-PL-D-A-5000-P01_Proposed Ground Floor Plan
- 5025893-RDG-00-PL-D-A-5001-P01_Proposed First Floor Plan
- 5025893-RDG-00-PL-D-A-5002-P01_Proposed Second Floor Plan
- 5025893-RDG-00-PL-D-A-5003-P01_Proposed Third Floor Plan
- 5025893-RDG-00-PL-D-A-5004-P01_Proposed Roof Plan
- 5025893-RDG-00-PL-D-A-5030-P01_Proposed Ground Floor Plan Comparison
- 5025893-RDG-00-PL-D-A-5031-P01_Proposed First Floor Plan Comparison
- 5025893-RDG-00-PL-D-A-5032-P01_Proposed Second Floor Plan Comparison
- 5025893-RDG-00-PL-D-A-5033-P01_Proposed Third Floor Plan Comparison

Further refinements to the internal floorplans are required to reflect updated design considerations and the detailed development requirements of the approved scheme, making a series of minor amendments necessary to ensure the development can be delivered to an optimal standard of design. The proposal is submitted alongside a parallel application for external alterations to the development (PP-14662473), with both applications intended to work in tandem.

This application to vary the internal changes is required due to the design and detail change of the development that was originally approved (ref. PL/21/0567 and amended under ref. PL/24/1320). The internal changes proposed are consistent with the external amendments proposed in an accompanying application, ensuring that the overall development achieves a coherent and high-quality design. Importantly, the proposed amendment in this application does not alter the number of

Commented [AP1]: To be added to the other letter



permitted dwellings, which remains at 110 residential units, and all units will continue to meet or exceed the relevant nationally prescribed space standards.

The minor amendments sought to the consented scheme in this application can be captured in the updated drawings. In short these can be summarised as follows.

- A significantly improved internal residential layout, enabling more efficient use of space within each apartment.
- An optimised arrangement of windows and doors to correspond appropriately with the revised apartment configurations.
- Provision of suitable means of escape for all apartments, ensuring full compliance with Building Regulations.
- Adjustments to the positioning of internal party walls to better align with the external façade structure and to meet the required fire and acoustic performance standards set out in Building Regulations.
- Reconfiguration of the bike stores to enhance layout and access for residents, while also improving overall bike security.

ADMINISTRATIVE PROCEDURE

To support this application, we enclose the following information which has been submitted via the Planning Portal reference PP-14660149. Additionally, a suite of technical documents will be submitted. The submission documents are listed as follows:

1. Covering Planning Letter, prepared by Montagu-Evans
2. Proposed floor plans, prepared by Ridge
3. Comparison floor plans, prepared by Ridge
4. Location Plan ref. 5025893-SK01 Rev A, 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.

Commented [AP2]: To be updated

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@montagu-evans.co.uk / 07584 154 762) or Ted Drayson (ted.draysen@montagu-evans.co.uk / 07990 102472).

Yours sincerely

Montagu Evans

MONTAGU EVANS LLP