

14 May 2026

Our Ref: 333102256

Principal Planner
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

SUBMITTED VIA PLANNING PORTAL (REF: PP-14924178)

Dear Ethne,

SECTION 96A APPLICATION FOR A NON-MATERIAL AMENDMENT IN RELATION TO PLANNING APPLICATION REFERENCE PL/25/0759 AT VILLAGE HOTEL, CAVERSHAM BRIDGE, RICHFIELD AVENUE, READING RG1 8BD

We are instructed by VUR Village Trading No 1 Ltd. to submit a section 96A application (non-material amendment) to planning permission PL/25/0759 at Village Hotel, Caversham Bridge, Richfield Avenue, Reading, RG1 8BD (formerly known as the Crowne Plaza Hotel).

Planning permission was granted on 1 August 2025. The application received full planning permission for the below description of development:

Full planning application for a single storey, flat roof extension at the ground floor level to the front of existing hotel to create extension to fitness suite Health & Wellness Club and replacement of canopy over to main entrance and associated landscaping and parking.

A non-material amendment is being sought in relation condition 14. The proposed amendments to this condition is shown below (additional wording shown in bold):

~~The development hereby permitted shall not be first occupied until a copy of~~ ***Within 6 months of occupation of the development a copy of either 1) a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum a 'Very Good' standard set out in application submission; or 2) an alternative sustainability assessment which addresses the requirements of Policy CC2 of the Reading Borough Local Plan, and the need to preserve the character of the building including appropriate assessment criteria has been submitted to and approved in writing by the Local Planning Authority.***

REASON: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

Condition 14 currently requires the proposed development to meet BREEAM 'Very Good' standard. However, the as set out within the supporting Technical Note (dated 23rd February 2026) from Element Sustainability (the applicant's energy consultant) (Element Sustainability) a BREEAM 'Very Good' standard would be unachievable based off the new BREEAM New Construction V7 technical guidance that was released in November 2025 especially as the scheme is now at RIBA Stage 5 (Construction).

However, an alternative BREEAM In-Use would provide a solution that will satisfy the planning condition by providing a feasible option which is more likely to facilitate the award of a BREEAM certificate with

'Very Good' rating. Unlike assessments tied to design or construction phases, BREEAM In-Use (BiU) would focus on how buildings perform day-to-day.

The proposed revised condition would allow for this alternative sustainability assessment to be submitted to the Local Planning Authority.

As the BREEAM BiU assessment requires final issue of drawings/information, plus factoring in time to deal with BRE's QA timescales, and then for a BiU certification to be completed, the revised condition requires information to be submitted, and approved, by the Local Planning Authority within 6 months of occupation of the development.

The NMA application fee £400.00 (including service charge) has been paid directly via Planning Portal.

We trust that you have sufficient information to register the above application as being validly made and thus determine it accordingly.

If you require any additional information or have any queries, please do not hesitate to contact me at Bhamini.patgiri@stantec.com

Yours faithfully

Bhamini Patgiri

BHAMINI PATGIRI
Planner
Stantec UK Ltd