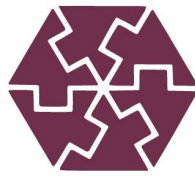


Planning, Reading Borough Council
Civic Offices, Bridge Street, Reading RG1 2LU
Website: www.reading.gov.uk
Tel: 0118 9373787



Reading

BOROUGH COUNCIL

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	13
Suffix	
Property Name	
Address Line 1	Market Place
Address Line 2	
Address Line 3	Reading
Town/city	Reading
Postcode	RG1 2EG

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
471734	173493

Description

Applicant Details

Name/Company

Title

Mr

First name

Gaurav

Surname

Vahi

Company Name

Eurospeak Academy Ltd

Address

Address line 1

Tunmers Lodge

Address line 2

Narcot Lane

Address line 3

Town/City

Chalfont St Peter

County

SL9 8TL

Country

United Kingdom

Postcode

SL9 8TL

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Ms

First name

Eleanor

Surname

Smith

Company Name

Danks Badnell Architects Ltd.

Address

Address line 1

Danks Badnell Architects Ltd.

Address line 2

Kings Stables

Address line 3

3-4 Osborne Mews

Town/City

Windsor

County

West Berkshire

Country

United Kingdom

Postcode

SL4 3DE

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Change of use of upper floors of No's 13-16 Market Place to 4 residential units and erection of 2-storey extension creating access from No's 11-12 Market Place. Demolition of existing rear additions and erection of a 4/5-storey building to create 11 residential units accessed from the rear, with Class E use at basement and ground floor and various associated works. - 230626 - Full Planning

Various internal and external works associated with the change of use of upper floors of No's 13-16 Market Place to 4 residential units and erection of 2-storey extension creating access from No's 11-12 Market Place. Demolition of existing rear additions and erection of a 4/5-storey building to create 11 residential units accessed from the rear, with Class E use at basement and ground floor. - 230627 - Listed Building Consent

Reference number

230626 - Full Planning
230627 - Listed Building Consent

Date of decision (date must be pre-application submission)

05/09/2024

Please state the condition number(s) to which this application relates

Condition number(s)

Condition No. 2 for both applications to vary the drawings including plans and elevations

and

- Condition 5 – as this references a plan we are seeking to amend
- Condition 29 – as this references a plan we are seeking to amend

Has the development already started?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

We wish to vary condition no.2 which refers to the drawings of both the Full and Listed Building applications, a Section 73 for the Full Planning and S19 for the Listed Building Application. We also wish to change the condition no. 5 and 29 as they reference the plans we are changing.

The proposed changes relate to the following;

- The introduction of high level glazing to the rear of the ground floor to allow for natural daylight to enter the rear of the building
- Reconfiguration of the ground floor ancillary space including, waste storage for the commercial to the undercroft to 11 - 12,
- The relocation of the residential refuse and cycle stores
- The extension of the front staircase addition to the first and second floor to allow for a service riser
- the additional of a separate commercial access from the rear to provide for deliveries as well as maintaining a fire escape
- The extension of the basement to facilitate a lift
- The relocation of the staff toilets and cycles to the basement
- The reduction in size of the rooflight to maintain separation distances for fire
- Minor change to the setting of the building lines to suit the structural grid

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Revision of the approved drawing number references as referred to the in the Design and Access Statement which accompanies this application.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?
E.g. All the land is owned by a single individual

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Ms

First Name

Eleanor

Surname

Smith

Declaration Date

13/05/2026

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Colette Crean

Date

03/08/2026

Amendments Summary

Variation to the proposed amendment application