

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

Application for Full planning permission

To: Ajay Modhwadia

Application No: PL/26/1125

Application type: Full planning permission

Applicant: Regency Vale Ltd

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Change of use of basement and ground floors from bar/nightclub (Sui Generis) to off-licence/retail use (Class E(a)).

At: 5-6 FRIAR STREET, READING, RG1 1DB

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 8th October 2026



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

Application At: 5-6 FRIAR STREET, READING, RG1 1DB

Application No: PL/26/1125

Application type: Full planning permission

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.
2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:
 - 3931/03b/JG – Proposed Basement Floor Plan
 - 3931/04/JG – Proposed ElevationsAs received 25/08/2026
 - 3931/03/JG Rev A – Proposed Ground Floor PlanAs received 06/10/2026

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.
3. The premises shall not operate outside the hours of 06:00 hours to 00:00 (midnight) hours on any day.

Reason: In order to protect local residents and the area generally from unreasonable disturbance arising from the use, in accordance with Policies DM3, DM6, S3, S4 and TC2 of the National Planning Policy Framework 2026 and Policies CC7, CC8, CR2, CR6 and EN16 of the Reading Borough Local Plan 2019.
4. No music shall be played from within basement and ground floors which is audible within any adjoining building.

Reason: To safeguard the amenities of the adjoining buildings and the area generally from noise disturbance, in accordance with Policies DM3, DM6, S3, S4 and TC2 of the National Planning

Date: 8th October 2026



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Policy Framework 2026 and Policies CC8, CR2, CR6 and EN16 of the Reading Borough Local Plan 2019.

5. Notwithstanding the provisions of Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended), the shopfront hereby approved on plan 3931/04/JG – Proposed Elevations, as received 25/08/2026, shall retain 'active window displays' along the length of the front (Friar Street) elevation at ground floor level, without the installation of window vinyls, roller shutters, or similar which would obscure visibility between the public realm and the unit during the hours of opening.

Reason: In the interests of retaining a vibrant and attractive appearance in the vicinity of the site, integration with the public realm and improving active surveillance, ensuring the development responds positively to the local context and character, including the setting of listed buildings and the Reading Abbey Quarter area, in line with Policies DM3, DM6, S3, S4, TC2, DP3, HE4, HE6 and HE9 of the National Planning Policy Framework 2026 and Policies CC7, CC8, EN1, EN3, EN6, CR2, CR7, CR15, RL1 and OU5 of the Reading Borough Local Plan 2019.

6. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re enacting that Order with or without modification), the ground floor of the building shall be used for Class E (a) only and for no other purpose (including any other purpose in the same Use Class of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: In line with the nature that the application that has been submitted and assessed, with other Class E uses having potentially different amenity and transport implications than the use applied for, and other alternative uses of the premises which may otherwise be permitted by virtue of the above Orders could be harmful to the vitality and viability of the primary frontage within the regional centre, in accordance with Policies DM3, DM6, S3, S4 and TC2 of the National Planning Policy Framework 2026 and Policies CC8, RL1 and CR7 of the Reading Borough Local Plan 2019.

7. Prior to first occupation of the development hereby approved, the refuse and recycling storage facility shall be implemented fully in accordance with those details shown on approved plan 3931/03/JG Rev A – Proposed Ground Floor Plan, as received 06/10/2026 and thereafter retained for use by occupiers of the dwelling/building at all times. Deliveries and servicing of the site shall be carried in accordance with the measures detailed at sections 12 and 13 of the Design and Access Statement by Multi Creation, as received 06/10/2026.

Reason: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required, and in the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety, all in accordance with

Date: 8th October 2026



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Policies DM3, DM6, S3, S4, TC2, DP3 and TR4 of the National Planning Policy Framework 2026 and Policies CC7, CC8, CR2 and TR3 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target timescale for the decision to be issued.
2. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
3. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is NOT APPLICABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.
4. Should any external flue extraction system be required in association with the permitted use in the future, separate planning permission for the provision of this equipment would be required from the Local Planning Authority prior to any such equipment being installed.
5. The Designing Out Crime Officer (DOCO) at Thames Valley Police recommends that the applicant consults the Secured by Design Non-Residential (commercial) Guidance 2025 to ensure the appropriate level of security is provided. The DOCO advises that CCTV will be needed within the unit and section 35 of the guidance provides guidance on Video Surveillance Systems. You are therefore advised to take this into account and incorporate necessary measures.
6. The Highway Authority advises that Friar Street and Town Hall Square are heavily restricted with regards to access and parking. Friar Street is used by buses and has access restrictions in place during certain times of the day. There is a time restricted access to Friar Street Eastbound between 7am – 11am and 4pm – 7pm. Therefore, all deliveries made to the site would need to adhere to the regulations.
7. No advertisement consent is approved as part of this application and you are advised that this permission is granted without prejudice to the possibility of requiring consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

Date: 8th October 2026



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8. A Building Regulations application may be required for the proposed development. Please go to our website for more advice.

<https://www.reading.gov.uk/planning-and-building-control/building-control/apply-for-building-control/>

You can also find advice and submit an application using the Planning Portal.

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made via the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.gov.uk/>

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Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

More information can be found online: <https://www.reading.gov.uk/planning-and-building-control/street-naming-numbering/>

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