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1st September 2025

PP-14296376 and PP-14297093 – Applications seeking to discharge planning conditions associated with full planning permission (Wokingham ref. 243127) and listed building consent (Wokingham ref. 243128) for external and internal refurbishment, repairs and alterations, including two new external staircases, to URS Building, Whiteknights Campus, University of Reading, Shinfield Road, RG6 6UR

BNP Paribas Real Estate acts on behalf of The University of Reading. Two planning applications have been submitted to Wokingham Borough Council via the Planning Portal (refs. PP-14296376 and PP-14297093).

The applications respectively seek to discharge planning conditions associated with a full planning permission (Wokingham ref. 243128) and listed building consent (Wokingham ref. 243128) for external and internal refurbishment, repairs and alterations to the URS Building at the University's Whiteknights Campus.

Most of the planning conditions are duplicated across the full planning permission and listed building consent, meaning the same details have been submitted to discharge each version of the relevant planning condition.

The first part of this covering letter explains the details that have been submitted to discharge these duplicated planning conditions, while the second part covers a planning condition that is only associated with full planning permission 243127 and which we are seeking to discharge as part of this first submission pack.

Conditions from both full planning permission 243127 and listed building consent 243128

Condition 3 – Windows / External Glazed Screen & External Doors

The following details have been submitted to discharge this condition:

- Drawing W033-2360383-ACG-XX-ZZ-D-A-21300-Elevation North Phase 3;
- Drawing W033-2360383-ACG-XX-ZZ-D-A-21301-Elevation South Phase 3;
- Drawing W033-2360383-ACG-XX-ZZ-D-A-21302-Elevation East West Phase 3;
- Drawing W033-2360383-ACG-XX-ZZ-DR-A-42289-Typical Door Detail K – Main entrance;
- Drawing W033-2360383-ACG-XX-ZZ-DR-A-42290-Window section comparison;
- Drawing W033-2360383-ACG-XX-ZZ-DR-A-42291-Typical Window A - Gutter-Concrete Upstand;

- Drawing W033-2360383-ACG-XX-ZZ-DR-A-42292-Typical Window B - Oriel;
- Drawing W033-2360383-ACG-XX-ZZ-DR-A-42293-Typical Window C - Existing aluminium cladding;
- Drawing W033-2360383-ACG-XX-ZZ-DR-A-42294-Typical Window D - Gutter-roof abutment;
- Drawing W033-2360383-ACG-XX-ZZ-DR-A-42295-Typical Window E - Double height;
- Drawing W033-2360383-ACG-XX-ZZ-DR-A-42296-Typical Window F - Pre-Cast Panel;
- Drawing W033-2360383-ACG-XX-ZZ-DR-A-42298-Typical Window H - Stair Glazing; and
- Drawing W033-2360383-ACG-XX-ZZ-DR-A-42299-Typical Window J -Lancet.

The window type detail drawings within this pack show the typical windows covering all the principal types. There are some drawings that specifically relate to east or west facing windows, namely the oriel window (42292 and 42296) and the lancet window (42299).

The elevation drawings (21300, 21301 and 21302) indicate with red bubbles the locations of the 10 typical window / door types.

We trust that the cross-referencing between drawings is now clear, but please let us know if any clarification is required.

As requested by Officers at our most recent on-site pre-application meeting (22nd July 2025), drawings have been submitted to provide details of the full height, glazed screens on the ground floor north elevation (42298) and the main entrance glazed exterior doors (42289).

Condition 4 – Roof Lights

The following details have been submitted to discharge this condition:

- Drawing W033-2360383-ACG-XX-ZZ-D-A-42200-XX-Proposed Section Details-Roof Eaves; and
- Drawing W033-2360383-ACG-XX-ZZ-D-A-42219-XX-Proposed Section Details-Roof Light.

Condition 5 – Roof Cowl Units

The following details have been submitted to discharge this condition:

- W033-2360383-ACG-XX-ZZ-D-A-42206-XX-Proposed Section Details-Cowl; and
- W033-2360383-ACG-XX-ZZ-D-A-42220-XX-Proposed Section Details-Roof Cowl.

Condition 6 – Replacement Aluminium Sheet Covering to the Roof and Walling

The following details have been submitted to discharge this condition:

- A physical sample of the aluminium sheet covering was delivered via recorded delivery to the Council's Civic Offices for the attention of Connie Davis and Keith Frost on 26th August 2025.

The new roof finish will likely appear cleaner and less weathered than the existing roof covering, but this would have been the case with the original roof and fascia details when they were installed in the 1970s. In time, the replacement roof covering and any fascias that need to be replaced will dull down, just like the original material did. The original texture of the aluminium sheet will be replicated by the new material.

We therefore submit that this proposed material is a suitable option for the URS Building.

Condition 7 – Roof Lantern Lights

The following details have been submitted to discharge this condition:

- Drawing W033-2360383-ACG-XX-ZZ-D-A-29200-2A-Roof Lanterns 1 Envelope;
- Drawing W033-2360383-ACG-XX-ZZ-D-A-29201-2A-Roof Lanterns 2 Envelope;
- Drawing W033-2360383-ACG-XX-ZZ-D-A-42204-XX-Proposed Section Details-Lantern Rooflight; and
- Drawing W033-2360383-ACG-XX-ZZ-D-A-42207-XX-Proposed Section Details-Roof Lantern Ridge.

The above drawings show, among other details, the spacing between the glazing bars on the roof lanterns to reflect the larger section sizes.

Condition 11 – New Openings to External Walling For Louvred Vents / Intakes

The following details have been submitted to discharge this condition:

- Drawing W033-2360383-ACG-XX-ZZ-DR-A-42297-Typical Window 7-New Louvre Opening.

Condition 12 – Louvred Openings

The following details have been submitted to discharge this condition:

- Drawing W033-2360383-ACG-XX-ZZ-D-A-42209-XX-Proposed Section Details-Lean to Roof-Louvre Vent.

Condition from full planning permission 243127 only

Condition 18 – Soft Landscaping

The following details have been submitted to discharge this condition:

- Drawing 2602-TFC-00-00-DR-L-1001;
- Drawing 2602-TFC-00-00-DR-L-1002;
- Drawing 2602-TFC-00-00-DR-L-1003;
- Drawing 2602-TFC-00-00-DR-L-4001;
- Drawing 2602-TFC-XX-00-SK-L-0001; and
- Drawing 2602-TFC-XX-00-SK-L-0002.

The applicant has been nominated to pay the application fee for the discharge of conditions submission relating to the full planning permission (£383.00 inclusive of Planning Portal service charge), so the payment will be made at the point of submission. There is no fee for seeking to discharge the conditions associated with the listed building consent.

We trust that the submitted details are sufficient to ensure the application is validated, but please do not hesitate to contact me should you require any further information or clarification.

We look forward to receiving acknowledgement of each application's validation in due course.

Yours sincerely



Simon Handy BA (Hons) MPlan MRTPI
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Strutt & Parker