

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 31 July 2026

Application Number: 252302

Location: Urs Building, Whiteknights Campus, Reading, Shinfield Road

Proposal: Application to vary condition 2 of Listed Building Consent 243128 for the proposed external and internal refurbishment, repairs and alterations consisting of replacement windows and doors; replacement roofs, including new roof lights, cowls and lanterns; installation of solar panels; concrete repairs; full mechanical and electrical services upgrade; erection of two external staircases; new detached bin and bike store, and hard and soft landscape and accessibility improvements. Condition 2 refers to the approved details, and the variation is for internal alterations.

Recommendation: Approve

Conditions and/or Reasons

Alternative condition 2

Approved plans

The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans:

Existing Location Plan - 2360383-ACG-W033-ZZ-DR-A-19000 - P10 Landscape removal Plan - 2360383-ACG-W033-01-DR-A-18100 – P5

Proposed Site Plan - Ph2 2360383-ACG-W033-RF-DR-A-18200 - P3

Proposed Site Plan Ph3 - 2360383-ACG-W033-RF-DR-A-18300 – P12 Landscape Plan - 2360383-ACG-W033-RF-DR-A-18310 – P7

GA All Plans Ph2 - 2360383-ACG-W033-ZZ-DR-A-10201 - P1

GA All Plans Ph2 - 2360383-ACG-W033-ZZ-DR-A-10202 - P1

GA 0 Plan Ph2 - 2360383-ACG-W033-00-DR-A-10210 - P3

GA 1 Plan Ph2 - 2360383-ACG-W033-01-DR-A-10211 - P3

GA 2 Plan Ph2 - 2360383-ACG-W033-02-DR-A-10212 - P3

GA 3 Plan Ph2 - 2360383-ACG-W033-03-DR-A-10213 - P3

GA 4 Plan Ph2 - 2360383-ACG-W033-04-DR-A-10214 - P3

GA 5 Plan Ph2 - 2360383-ACG-W033-RF-DR-A-10215 - P3

GA RF Plan Ph2 - 2360383-ACG-W033-RF-DR-A-10217 - P2

0 Plan Ph3 - 2360383-ACG-W033-00-DR-A-10310 – P5

1 Plan Ph3 - 2360383-ACG-W033-01-DR-A-10311 – P5

2 Plan Ph3 - 2360383-ACG-W033-02-DR-A-10312 – P4

3 Plan Ph3 - 2360383-ACG-W033-03-DR-A-10313 – P4

4 Plan Ph3 - 2360383-ACG-W033-04-DR-A-10314 – P4

5 Plan Ph3 - 2360383-ACG-W033-RF-DR-A-10315 - P3
 B1 Plan Ph3 - 2360383-ACG-W033-B1-DR-A-10316 - P3
 RF Plan Ph3 - 2360383-ACG-W033-RF-DR-A-10317 - P4
 Demo 0 Plan Ph2 - 2360383-ACG-W033-00-DR-A-10121 - P4
 Demo 1 Plan Ph2 - 2360383-ACG-W033-01-DR-A-10122 - P4
 Demo 2 Plan Ph2 - 2360383-ACG-W033-02-DR-A-10123 - P4
 Demo 3 Plan Ph2 - 2360383-ACG-W033-03-DR-A-10124 - P4
 Demo 4 Plan Ph2 - 2360383-ACG-W033-04-DR-A-10125 - P4
 Demo 5 Plan Ph2 - 2360383-ACG-W033-RF-DR-A-10126 - P4
 Demo RF Plan Ph2 - 2360383-ACG-W033-RF-DR-A-10127 - P3
 Demo 3d S Ph2 - 2360383-ACG-W033-ZZ-DR-A-10128 - P2
 Demo 3d N Ph 2 - 2360383-ACG-W033-ZZ-DR-A-10129 - P2
 Demo All Plans All Phases - 2360383-ACG-W033-ZZ-DR-A-10140 - P9
 Demo 3d S All Phases - 2360383-ACG-W033-ZZ-DR-A-10141 - P9
 Demo 3d N All Phases - 2360383-ACG-W033-ZZ-DR-A-10142 - P9
 Demo 0 Plan Ph2-3 - 2360383-ACG-W033-00-DR-A-10131 - P5
 Demo 1 Plan Ph2-3 - 2360383-ACG-W033-01-DR-A-10132 - P5
 Demo 2 Plan Ph2-3 - 2360383-ACG-W033-02-DR-A-10133 - P5
 Demo 3 Plan Ph2-3 - 2360383-ACG-W033-03-DR-A-10134 - P5
 Demo 4 Plan Ph2-3 - 2360383-ACG-W033-04-DR-A-10135 - P5
 Demo 5 Plan Ph2-3 - 2360383-ACG-W033-RF-DR-A-10136 - P3
 Demo B1 Plan Ph3 - 2360383-ACG-W033-B1-DR-A-10137 - P3
 3d FFE S Ph3 - 2360383-ACG-W033-ZZ-DR-A-60301 - P10
 3d FFE N Ph3 - 2360383-ACG-W033-ZZ-DR-A-60302 - P10
 RCP All Plans Ph3 - 2360383-ACG-W033-ZZ-DR-A-13300 - P10
 Section AA Ph2 - 2360383-ACG-W033-ZZ-DR-A-30200 - P4
 Section BB-CC-DD-EE Ph2 - 2360383-ACG-W033-ZZ-DR-A-30201 - P4
 Section FF Ph2 - 2360383-ACG-W033-ZZ-DR-A-30202 - P3
 Section AA Ph3 - 2360383-ACG-W033-ZZ-DR-A-30300 - P13
 Section BB-CC-DD-EE Ph3 - 2360383-ACG-W033-ZZ-DR-A-30301 - P13 Section
 FF Ph3 - 2360383-ACG-W033-ZZ-DR-A-30302 - P11
 Elev N Ph2 - 2360383-ACG-W033-ZZ-DR-A-21200 - P5
 Elev S Ph2 - 2360383-ACG-W033-ZZ-DR-A-21201 - P5
 Elev E-W Ph2 - 2360383-ACG-W033-ZZ-DR-A-21202 - P5
 Elev E II-JJ-KK Ph2 - 2360383-ACG-W033-ZZ-DR-A-21203 - P5
 Elev EW LL-MM-NN Ph2 - 2360383-ACG-W033-ZZ-DR-A-21204 - P5
 Elev W OO-PP-QQ Ph2 - 2360383-ACG-W033-ZZ-DR-A-21205 - P5
 Elev N Ph3 - 2360383-ACG-W033-ZZ-DR-A-21300 - P10
 Elev S Ph3 - 2360383-ACG-W033-ZZ-DR-A-21301 - P10
 Elev EW Ph3 - 2360383-ACG-W033-ZZ-DR-A-21302 - P10
 Elev E II-JJ-KK Ph3 - 2360383-ACG-W033-ZZ-DR-A-21303 - P8
 Elev EW LL-MM-NN Ph3 - 2360383-ACG-W033-ZZ-DR-A-21304 - P8
 Elev W OO-PP-QQ Ph3 - 2360383-ACG-W033-ZZ-DR-A-21305 - P8
 Window study- N Elev - 2360383-ACG-W033-ZZ-DR-A-21400 - P4
 Window study- S Elev - 2360383-ACG-W033-ZZ-DR-A-21401 - P4
 Demo Elev N Ph2 - 2360383-ACG-W033-ZZ-DR-A-21120 - P6
 Demo Elev S Ph2 - 2360383-ACG-W033-ZZ-DR-A-21121 - P6
 Demo Elev EW Ph2 - 2360383-ACG-W033-ZZ-DR-A-21122 - P6
 Demo Elev E II-JJ-KK Ph2 - 2360383-ACG-W033-ZZ-DR-A-21123 - P5
 Demo Elev EW LL-MM-NN Ph2 - 2360383-ACG-W033-ZZ-DR-A-21124 - P5

Demo Elev W OO-PP-QQ Ph2 - 2360383-ACG-W033-ZZ-DR-A-21125 - P5
 Demo Elev N Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21130 - P8
 Demo Elev S Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21131 - P8
 Demo Elev EW Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21132 - P8
 Demo Elev E II-JJ-KK Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21133 - P8
 Demo Elev EW LL-MM-NN Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21134 - P8
 Demo Elev W OO-PP-QQ Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21135 - P8
 Screens 1 - 2360383-ACG-W033-ZZ-DR-A-27050 - P12
 Screens 2 - 2360383-ACG-W033-ZZ-DR-A-27051 - P12
 Roof lanterns 1 - 2360383-ACG-W033-ZZ-DR-A-29200 - P1
 Roof lanterns 2 - 2360383-ACG-W033-ZZ-DR-A-29201 - P1
 Internal Stair Core 1 - 2360383-ACG-W033-ZZ-DR-A-36300 - P7
 Internal Stair Core 1 - 2360383-ACG-W033-ZZ-DR-A-36301 - P7
 Internal Stair Core 2 - 2360383-ACG-W033-ZZ-DR-A-36320 - P6
 Internal Stair Core 2 - 2360383-ACG-W033-ZZ-DR-A-36321 - P6
 Internal Stair Core 3 - 2360383-ACG-W033-ZZ-DR-A-36330 - P7
 Internal Stair Core 3 - 2360383-ACG-W033-ZZ-DR-A-36331 - P7
 Internal Stair Core 4 - 2360383-ACG-W033-ZZ-DR-A-36340 - P7
 Internal Stair Core 4 - 2360383-ACG-W033-ZZ-DR-A-36341 - P7
 Internal Stair Core 5 - 2360383-ACG-W033-ZZ-DR-A-36350 - P6
 Internal Stair Core 5 - 2360383-ACG-W033-ZZ-DR-A-36351 - P6
 Typical Services Integration - 2360383-ACG-W033-ZZ-DR-A-32300 - P6 Proposed
 Plan details-corner window - 2360383-ACG-W033-ZZ-DR-A-41200 - P9
 Proposed Plan details-oriel window - 2360383-ACG-W033-ZZ-DR-A-41201 - P9
 Proposed Plan details-plant doors - 2360383-ACG-W033-ZZ-DR-A-41202 - P6
 Proposed Plan Details- New Stair External Wall - 2360383-ACG-W033- ZZ-DR-A-41300 - P6
 Proposed Section details-roof eaves - 2360383-ACG-W033-ZZ-DR-A-42200 - P9
 Proposed Section details-cladding/window - 2360383-ACG-W033-ZZ-DR-A- 42201 - P9
 Proposed Section details-roof verge longitudinal - 2360383-ACG-W033- ZZ-DR-A-42202 - P9
 Proposed Section details-roof courtyard - 2360383-ACG-W033-ZZ-DR-A- 42203 - P9
 Proposed Section details-lantern rooflight - 2360383-ACG-W033-ZZ-DR- A-42204 - P9
 Proposed Section details-oriel window - 2360383-ACG-W033-ZZ-DR-A- 42205 - P9
 Proposed Section details-cowl - 2360383-ACG-W033-ZZ-DR-A-42206 - P7
 Proposed Section details- Roof Ridge Section Lantern - 2360383-ACG- W033-ZZDR-A-42207 - P6
 Proposed Section details- External Louvre Double Door - 2360383-ACG- W033-ZZDR-A-42208 - P6
 Proposed Section details- Cill and Fascia - 2360383-ACG-W033-ZZ-DR- A-42209 - P6
 Proposed Section details- Glazed Link - 2360383-ACG-W033-ZZ-DR-A- 42211 - P6
 Proposed Section details- Window section comparison - 2360383-ACG- W033-ZZDR-A-42290 - P4
 Typical window 1- Gutter/Concrete Upstand - 2360383-ACG-W033-ZZ-DR- A-42291 - P1
 Typical window 2- Oriel 2360383-ACG-W033-ZZ-DR-A-42292 - P1

Typical window 3- Existing aluminium cladding - 2360383-ACG-W033-ZZ- DR-A42293 - P1

Typical window 4- Gutter/roof abutment - 2360383-ACG-W033-ZZ-DR-A- 42294 - P1

Typical window 5- Double height - 2360383-ACG-W033-ZZ-DR-A-42295 - P1

Typical window 6- Precast panel - 2360383-ACG-W033-ZZ-DR-A-42296 - P1

Proposed Section details- New Staircore Details - 2360383-ACG-W033- ZZ-DR-A42300 - P5

Bin Bike Store - 2360383-ACG-W033-ZZ-DR-A-90300 - P6

Internal Screen Elevations 01 - Stair Core 4-2360383 ACG-W033-ZZ-D- A-27052-P5

Internal Screen Elevations 02 - Stair Core 4- 2360383 ACG-W033-ZZ-D- A-27053-P5

Internal Screen Elevations 03 - Stair Core 3-2360383 ACG-W033-ZZ-D- A-27054-P5

Internal Screen Elevations 04 - Stair Core 3-2360383 ACG-W033-ZZ-D- A-27055-P5

Internal Screen Elevations 05 - Stair Core 1- 2360383 ACG-W033-ZZ-D- A-27056-P5

Internal Screen Elevations 06 - Stair Core 1- 2360383 ACG-W033-ZZ-D- A-27057-P5

Internal Screen Elevations 07 - Level 1 Corridor - 2360383-ACG-W033- ZZ-D-A-27058-P5

Internal Screen Elevations 08 - Lightwell A - 2360383 ACG-W033-ZZ-D- A-27059-P5

Internal Screen Elevations 09 - Lightwell B - 2360383 ACG-W033-ZZ-D- A-27060-P5

Internal Screen Elevations 10 – Misc - 2360383-ACG W033- ZZ-D-A-27061-P5

Received 11th and 17th December 2024, 28th February 2025 and 25th September 2025

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the Listed Building Consent hereby approved.

All other conditions of planning permission 243128 apply to this planning permission viz (as updated by discharge of condition application 252083:

1. Time Limit

The works hereby permitted shall commence before 12 March 2028.

Reason: In pursuance of s.18 of the Town and Country Planning (Listed Building & Conservation Areas) Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved Plans

See above.

Reason: See above.

3. Windows/ External Glazed Screen & External Doors

The new and replacement windows, glazed exterior screens, and exterior doors shall be installed and maintained thereafter in accordance with the following plans (as approved under application 252083):

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 P2 -Typical Window H - Stair Glazing;
 Drawing W033-2360383-ACG-XX-ZZ-DR-A-42299-Typical Window J -Lancet.
 Received 9 September 2025 and 27 October 2025
Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 Public: Information that can be seen and used by everyone inside and outside the Council. (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

4. Roof Lights

The new rooflights hereby permitted shall be installed and maintained thereafter in accordance with the following plans (as approved under application 252083):
 Drawing W033-2360383-ACG-XX-ZZ-D-A-42200-XX-Proposed Section Details-Roof Eaves;
 Drawing W033-2360383-ACG-XX-ZZ-D-A-42219-XX-Proposed Section Details-Roof Light
 Received 9th September 2025
Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 Public: Information that can be seen and used by everyone inside and outside the Council. (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

5. Roof Cowl Units

The new roof cowl units hereby permitted shall be installed and maintained thereafter in accordance with the following plans (as approved under application 252083):
 W033-2360383-ACG-XX-ZZ-D-A-42206-XX-Proposed Section Details-Cowl; W033-2360383-ACG-XX-ZZ-D-A-42220-XX-Proposed Section Details-Roof Cowl
 Received 9th September 2025
Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 Public: Information that can be seen and used by everyone inside and outside the Council. (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

6. Replacement Aluminium Sheet Covering to the Roof and Walling

The replacement of the aluminium sheeting covering of the roof and walling shall be carried out and maintained thereafter in accordance with the following material 'Aluminium Sheet covering – 13 Plain Aluminium Stucco Finish' (as approved under application 252083).

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 Public: Information that can be seen and used by everyone inside and outside the Council. (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

7. Roof Lantern Lights

The new glazed roof lanterns hereby permitted shall be installed and maintained thereafter in accordance with the following plans (as approved under application 252083):

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-P16 -Proposed Section Details-Lantern Rooflight

Drawing W033-2360383-ACG-XX-ZZ-D-A-42207-P12 - Proposed Section Details-Roof Lantern Ridge

Received 9th September and 9th December 2025

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 Public: Information that can be seen and used by everyone inside and outside the Council. (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

8. Matching External Finishes

All works of repair and making good to the external fabric of the URS Building shall be finished to match the adjacent retained existing, with regard to the material, colour, texture, and profile, unless otherwise agreed in writing by the local planning authority prior to works being undertaken.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

9. Repairs to Concrete Structure/Elements

Works of repair to the concrete fabric of the URS Building shall be undertaken in accordance with the URS Building Refurbishment: External Concrete Repair – Heritage Offer (June 2024) and the Addendum (Sept 2024) produced by Purcell, unless otherwise agreed in writing by the local planning authority prior to any changes being implemented.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 Public: Information that can be seen and used by everyone inside and outside the Council. (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

10. Materials of external stair cores

Notwithstanding the details submitted, no works are to be undertaken in respect of the external stair cores and lift shaft until full details and a physical sample of the aluminium cladding with the textured perforations, along with a physical sample of the material has been submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

11. New Openings to External Walling For Louvred Vents/Intakes

The new openings through the external walling for the new louvred extraction/intakes shall be carried out and maintained thereafter in accordance with the following plans (as approved under application 252083):

Drawing W033-2360383-ACG-XX-ZZ-DR-A-42297 P2 -Typical Window 7-New Louvre Opening

Received 27th October 2025

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 Public: Information that can be seen and used by everyone inside and outside the Council. (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

12. Louvred Openings

The new louvres hereby permitted shall be installed and maintained thereafter in accordance with the following plans (as approved under application 252083):

Drawing W033-2360383-ACG-XX-ZZ-D-A-42209-XX-Proposed Section

Details-Lean to Roof-Louvre Vent

Received 9th September 2025

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 Public: Information that can be seen and used by everyone inside and outside the Council. (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

13. Roof Guttering Channel End Detailing

Notwithstanding the details submitted, no works to form the new roof covering shall take place until details of the form of the ends to the new replacement rainwater channels to the sloping roofs have been submitted and approved in writing by the local planning authority. These should replicate as closely as possible the existing detailing in all meaningful characteristics (dimensions, profiles and materials). Works to form the rainwater channels shall then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 Public: Information that can be seen and used by everyone inside and outside the Council. (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

14. Brick Slip Pavers

Notwithstanding the details submitted no works shall take place to take-up, repair and/or refurbish the brick paver ground treatment to the under-croft area of the URS Building or those other locations around and in the building where used, until full details have been submitted to and approved in writing by the local planning authority. These details shall include:

- Precise tile colour.
- The methodology for the repairs and refurbishment of the brick pavers (including the grouting medium to be used).
- Anti-slip measures (to include the extent/location of where the edging brick to the steps are to be used).

Works to the brick pavers shall then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 Public: Information that can be seen and used by everyone inside and outside the Council. (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Informatives

1. Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

2. This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

3. The applicant is reminded that separate planning permission is also required for these works.

4. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Recommendation and conditions/reasons agreed:



Date: 13/07/26

REMEMBER - The earliest date for a decision on this application is: **11 November 2025**