

Our Ref: 07C400468
Your Ref: TBC / PP-15098875

July 27, 2026

FAO Helen Maynard
Wokingham Borough Council
(submitted via Planning Portal)

Dear Helen

Riverside Portals and Pavillion Revised Proposals – Section 73 Variation of Conditions (Substitute Drawings and Documents)

**Permission Ref: 240832 “erection of a Summerhouse, walkways and private tunnel from
Strowdes Estate. Following demolition of the existing summerhouse.”**

**Land at Strowdes Estate, Culham Lane, Remenham, RG10 8NU (Easting 477991, Northing
181036)**

On behalf of my client Imperium Trust Company, please find enclosed details of a Section 73
Variation of Condition application submitted under the planning portal reference PP-15098875.

The application seeks to amend the approved documents as listed under Conditions 2 and 9 of
planning permission 240832 for the *“erection of a Summerhouse, walkways and private tunnel from
Strowdes Estate. Following demolition of the existing summerhouse”*, as approved on 6 August 2024.

The application site is within the south-western part of the wider Strowdes Estate, straddling
Wargrave Road, with the pavilion being sited on the eastern bank of the River Thames.

The proposed amendments primarily consist of changes to the design of the consented north and
south tunnel portals to simplify the design and accommodate their timely delivery. The consented
pavilion (summerhouse) remains as previously approved, but has been raised by c.0.5m to
account for flood levels which have been updated by the Environment Agency since the extant
consent was granted.

A full schedule of submitted drawings and documents is provided below, which includes updated
assessments of impacts on heritage, ecology, trees, and landscape.

	Ref:	Rev	2026 Proposal Reference	Scale	Size
DRAWINGS					
PCY_LAL_ZZ_ZZ_DR_A	P0001	P03	Location Plan	1:1000	A1
PCY_LAL_ZZ_00_DR_A	P0004	P03	Approved/Proposed Comparative Plan - Site	1:200	A1
PCY_LAL_RP_00_DR_A	P0005	P03	Ground Floor Plan - Pavilion	1:100	A1
PCY_LAL_RP_RF_DR_A	P0006	P03	Roof Plan - Pavilion	1:100	A1
PCY_LAL_RP_ZZ_DR_A	P0008	P03	Proposed Comparative Elevations Pavilion	1:100	A1

PCY_LAL_RP_ZZ_DR_A	P0009	P03	Proposed Comparative Elevations Pavilion	1:100	A1
PCY_LAL_RT_00_DR_A	P0011	P03	Ground Floor South Portal	1:100	A1
PCY_LAL_RT_RF_DR_A	P0012	P03	Roof Plan South Portal	1:100	A1
PCY_LAL_RT_ZZ_DR_A	P0013	P03	Section South Portal	1:50	A1
PCY_LAL_RT_ZZ_DR_A	P0014	P03	Proposed Comparative Elevations South Portal	1:100/1:200	A1
PCY_LAL_RT_00_DR_A	P0021	P03	Ground Floor North Portal	1:100	A1
PCY_LAL_RT_ZZ_DR_A	P0022	P03	Proposed Elevation and Section North Portal	1:100	A1
PCY-MBS-RP-ZZ-DR-L	P1000	05	Riverside Landscape Render Plan and Levels	1:250	A1
FOR INFORMATION					
PCY_LAL_RP_ZZ_DR_A	P0010	P03	Perspective - Pavilion	N/A	A1
PCY_LAL_RT_ZZ_DR_A	P0015	P03	Perspective South Portal	N/A	A1
PCY_LAL_RT_ZZ_DR_A	P0023	P03	Perspective North Portal	N/A	A1
REPORTS					
PCY_LAL_RP_XX_RP_A	P0024	03	Design and Access Statement	N/A	N/A
			Planning Statement		
			Heritage Statement		
			Landscape Visual Appraisal		
			Arboriculture Impact Assessment		
			Ecological Impact Assessment		
			BNG Condition Assessment and Metric		

Please note the following relevant information:

- **LPA Application Fee** - This application is accompanied by application forms, updated CIL information forms, and the requisite fee of £2,076.00.
- **Biodiversity Net Gain** – Since the current 2024 permission was subject to the statutory BNG requirements introduced that year, this Section 73 application contains an updated Biodiversity Net Gain Assessment and metric. The current intention is to provide the significant amount of required habitat creation on land adjacent to the red line site, within the wider ownership as detailed in the EclA.

If you require any further information or wish to discuss this application, please do contact me.

We look forward to receiving confirmation of validation of the application.

Yours sincerely



David Williams
Associate Director
+44 01179 885 210



david.williams@avisonyoung.com
For and on behalf of Avison Young (UK) Limited