



70 St Mary Axe
London
EC3A 8BE

Tel: +44 (0) 20 7493 4002

Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

2nd August 2024

Dear Sir/Madam

**79 HIGH STREET, WARGRAVE, RG10 8BU
(1) APPLICATION FOR MINOR-MATERIAL AMENDMENTS TO PLANNING
PERMISSION**

On behalf of our client, Hatchgate Holdings Limited, we write to apply for a **(1) minor-material amendment to the planning permission** under Section 73 granted on 12 July 2023 (ref. 223795) ("the 2023 Permission"), which was approved by the Council for the renovation, alteration and change of use of the above premises along with the partial demolition and conversion of an existing outbuilding at the above premises ("the Site").

The 2023 Permission, was for:

"Full application for the proposed change of use of the existing building to a flexible use within Classes E, C1 and sui generis (drinking establishment) with changes to fenestration, demolition of a single storey structure and provision of an awning, plus partial demolition and conversion of the existing outbuilding including erection of a part two storey part first floor extension to create a two storey outbuilding for a flexible use within Classes E, F1 and F2; associated landscaping, addition of 2 no. Air Source Heat Pumps, parking alterations, removal of old access and provision of new access off School Lane with a dropped kerb."

This application was the subject of a Non-Material Amendment granted on 26th July for alterations to the ground floor fenestration (reference 241664).

This Application seeks approval for a minor-material amendments to the planning permission in connection with the altered outbuilding. The proposed amendments entail:

- Rationalising the position of the front and rear rooflights;

This letter comprises a Planning, Heritage and Design and Access Statement.

We have discussed the alterations with Kieran Neumann of the Planning Department who has raised no issues, and advised that a Section 73 application is required.

These amendments result in revisions to approved drawings, which is set out in **Appendix 1**, with the new drawings prepared by Leslie Jones Architecture.

WWW.MONTAGU-EVANS.CO.UK
LONDON | EDINBURGH | GLASGOW | MANCHESTER

Montagu Evans LLP is a limited liability partnership registered in England and Wales with registered number OC312072. Registered office 5 Bolton Street London W1J 8BA.
A list of members' names is available at the above address.

The proposed changes relate to the outbuilding and result in a subtle adjustment to the rooflights. The rooflights will be specified as flush heritage style rooflights, in accordance with the current permission.

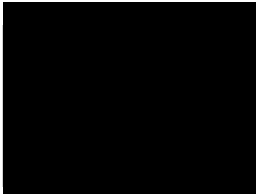
The alteration subtly adjusts the position of the windows to account for a central roof truss. There is otherwise no increase in rooflight area.

In conclusion, none of the amendments are of such significance, either individually or collectively, that they could be said to materially affect or alter the permission when considered as a whole, not have any effect on the conservation area.

CONCLUSIONS

We trust that the enclosed information is sufficient to enable you to register and determine these applications. However, should you have any queries or require any further information, please do not hesitate to contact me (07818 012 444 or via email at tim.miles@montagu-evans.co.uk).

Yours faithfully,



TIM MILES
Partner

Email: Tim.Miles@montagu-evans.co.uk

APPENDIX 1 – SCHEDULE OF APPROVED AND PROPOSED AMENDED DRAWINGS

2023 Approved Drawing Ref.	Drawing Title	New Reference Number
0011 P04	Proposed Site Plan	0011 P05
0012 P04	Proposed Ground Floor Plan	No change
0013 P03	Proposed Level 1 Plan	0013 P04
0014 P01	Proposed Vehicle Site Lines	No Change
0015 P04	Proposed Elevations	0015 P05
0016 P01	Proposed Elevations	No Change
0017 P01	Proposed Elevations	No Change
0018 P01	Elevations Car Park Wall	No Change
0019 P01	Elevations Bin Store	No Change