

Ms Connie Davis
Development Management
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Mobile: [REDACTED]
Email: oliver.neagle@realestate.bnpparibas
oliver.neagle@struttandparker.com

15 October 2025

Dear Connie,

URS BUILDING, WHITEKNIGHTS CAMPUS, UNIVERSITY OF READING, SHINFIELD ROAD, RG6 6UR

AMENDMENTS TO PLANNING PERMISSION REF: 243127 UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 & AMENDMENTS TO LISTED BUILDING CONSENT REF. 243128. UNDER SECTION 19 OF THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

BNP Paribas Real Estate acts on behalf of The University of Reading and is instructed to submit two amendment applications as set out below:

PP-14361510 – Application for amendments under Section 73 of the Town and Country Planning Act 1990 - Variation of approved plans seeking internal alterations pursuant to planning permission ref: 243127.

PP-14361706 – Application for amendments under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 – Variation of approved plans seeking internal alterations pursuant to listed building consent ref. 243128.

The applications have been submitted to Wokingham Borough Council via the Planning Portal.

The applications seek amendments to both the full planning permission (ref. 24327) and listed building consent (ref. 243128) for external alterations to the URS Building at the University's Whiteknights Campus.

On 12 March 2025 full planning permission (ref. 24327) was granted for the following development:

“Full application for 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 requires the development to be carried out in accordance with details shown on the approved plans.

On 12 March 2025 listed building consent (ref. 24328) was granted for the following development:

“Application for Listed Building consent for 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 requires the development to be carried out in accordance with details shown on the approved plans.

These applications seek to vary the approved plans on both the planning permission and listed building consent. The following table shows the proposed plans seeking approval, listing the previously approved plans where these are to be superseded for both applications:

Approved Plans (Ref. 243127 & 243128)	Proposed Plans Seeking Approval (PP-14361510 & PP- 14361706)
Demo 0 Plan Ph2-3 - 2360383-ACG-W033-00-DR-A-10131 - P3	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 - P3	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 - P3	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 - P3	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 - P3	Demo 4 Plan Ph2-3 - 2360383-ACG-W033-04-DR-A-10135 - P5
0 Plan Ph3 - 2360383-ACG-W033-00-DR-A-10310 - P4	0 Plan Ph3 - 2360383-ACG-W033-00-DR-A-10310 - P5
1 Plan Ph3 - 2360383-ACG-W033-01-DR-A-10311 - P3	1 Plan Ph3 - 2360383-ACG-W033-01-DR-A-10311 - P4
2 Plan Ph3 - 2360383-ACG-W033-02-DR-A-10312 - P3	2 Plan Ph3 - 2360383-ACG-W033-02-DR-A-10312 - P4
3 Plan Ph3 - 2360383-ACG-W033-03-DR-A-10313 - P3	3 Plan Ph3 - 2360383-ACG-W033-03-DR-A-10313 - P4
4 Plan Ph3 - 2360383-ACG-W033-04-DR-A-10314 - P3	4 Plan Ph3 - 2360383-ACG-W033-04-DR-A-10314 - P4
Screens 1 - 2360383-ACG-W033-ZZ-DR-A-27050 - P8	Screens 1 - 2360383-ACG-W033-ZZ-DR-A-27050 - P12
Screens 2 - 2360383-ACG-W033-ZZ-DR-A-27051 - P8	Screens 2 - 2360383-ACG-W033-ZZ-DR-A-27051 - P12
Internal Stair Core 1 - 2360383-ACG-W033-ZZ-DR-A-36300 - P6	Internal Stair Core 1 - 2360383-ACG-W033-ZZ-DR-A-36300 - P7
Internal Stair Core 1 - 2360383-ACG-W033-ZZ-DR-A-36301 - P6	Internal Stair Core 1 - 2360383-ACG-W033-ZZ-DR-A-36301 - P7
Internal Stair Core 3 - 2360383-ACG-W033-ZZ-DR-A-36330 - P6	Internal Stair Core 3 - 2360383-ACG-W033-ZZ-DR-A-36330 - P7
Internal Stair Core 3 - 2360383-ACG-W033-ZZ-DR-A-36331 - P6	Internal Stair Core 3 - 2360383-ACG-W033-ZZ-DR-A-36331 - P7

Internal Stair Core 4 - 2360383-ACG-W033-ZZ-DR-A-36340 - P6	Internal Stair Core 4 - 2360383-ACG-W033-ZZ-D-A-36340-P7
Internal Stair Core 4 - 2360383-ACG-W033-ZZ-DR-A-36341 - P6	Internal Stair Core 4 - 2360383-ACG-W033-ZZ-D-A-36341-P7
N/A	Internal Screen Elevations 01 - Stair Core 4-2360383-ACG-W033-ZZ-D-A-27052-P5
N/A	Internal Screen Elevations 02 - Stair Core 4- 2360383-ACG-W033-ZZ-D-A-27053-P5
N/A	Internal Screen Elevations 03 - Stair Core 3-2360383-ACG-W033-ZZ-D-A-27054-P5
N/A	Internal Screen Elevations 04 - Stair Core 3-2360383-ACG-W033-ZZ-D-A-27055-P5
N/A	Internal Screen Elevations 05 - Stair Core 1- 2360383-ACG-W033-ZZ-D-A-27056-P5
N/A	Internal Screen Elevations 06 - Stair Core 1- 2360383-ACG-W033-ZZ-D-A-27057-P5
N/A	Internal Screen Elevations 07 - Level 1 Corridor - 2360383-ACG-W033-ZZ-D-A-27058-P5
N/A	Internal Screen Elevations 08 - Lightwell A - 2360383-ACG-W033-ZZ-D-A-27059-P5
N/A	Internal Screen Elevations 09 - Lightwell B - 2360383-ACG-W033-ZZ-D-A-27060-P5
N/A	Internal Screen Elevations 10 – Misc - 2360383-ACG-W033-ZZ-D-A-27061-P5

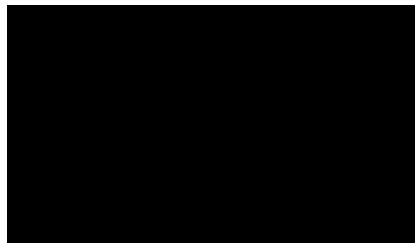
The changes can be summarised as follows:

- The existing internal timber screens are all proposed to be removed due to the inability to achieve any fire certification required to allow for the use of the building.
- As discussed during pre-application discussions (ref. 251168), the replacement panels have been reduced from six glazed panels to five, creating a similar glass to frame ratio to the existing timber screens.
- The doors into stairwells must have a minimum width for fire escape to meet regulations. The proposed three new ‘modules’ are not wide enough, whilst four are too wide for the everyday use as a single leaf door. The applicant has opted for a ‘door and half’ approach so that day to day the primary three module door leaf is used, but in the event of a fire the smaller ‘half leaf’ can be opened. This ensures compliance with the relevant regulations. The smaller ‘half leaf’ is proposed in solid timber with an expressed fin to match the module. Given the width of compliant timbers, the smaller ‘half leaf’ is not wide enough to accommodate a glazed door. The timber ‘half leaf’ will also provide sufficient space for necessary signage, such as ‘fire exit’ signs.

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

I look forward to receiving acknowledgement of validation of both applications in due course.

Yours sincerely,



Oliver Neagle BA (Hons) MAURP MRTPI
Development & Planning
BNP Paribas Real Estate