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Katie Andrews
Bracknell Forest Council
Planning Department
Market Street
Bracknell
RG12 1JD

Planning Portal Ref. PP-12753971

23 January 2024

Dear Katie,

**RSA HOUSE, WESTERN ROAD, BRACKNELL, BERKSHIRE, RG42 1RX
SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990: APPLICATION FOR A MINOR-
MATERIAL AMENDMENT IN RELATION TO PLANNING PERMISSION REF: 22/00879/FUL**

On behalf of our client, Angle Property (Bracknell 2) Limited (the "Applicant"), in respect of RSA House, Western Road, Bracknell, Berkshire, RG42 1RX ("the Site"), please find enclosed an application ("the Application") for a Minor-Material Amendment ("MMA") to Planning Permission reference: 22/00879/FUL.

This Application is submitted via the Planning Portal, ref. PP-12753971.

BACKGROUND

Planning Permission 22/00879/FUL ("the 2023 Permission" / "the Extant Permission") was granted on 24 October 2023, for the following development as set out in the Decision Notice:

"Demolition of existing buildings and development of a new building for warehouse use (Class B8) or for the research and development of products (Class E (g)(ii)) or industrial process (Class E(g)(iii)) including provision of car and cycle parking spaces, new tree planting and landscaping improvements and associated works."

The Extant Permission comprised the redevelopment of the Site to provide for the construction of a single building comprising 73.50m in height to be used as a warehouse (Class B8), research and development of products (Class E(g)(ii)) or industrial process (Class E(g)(iii)). The development also includes the provision of car and cycle parking spaces, new tree planting and landscaping improvements alongside associated works.

The Applicant has been marketing the Site to potential occupiers for a considerable amount of time with limited success. Tentative demand has emerged recently and the Applicant has engaged in comprehensive discussions with a potential occupier. However, as part of the discussions the potential occupier has stated they would require an increase in height of the building by 1.50m to progress discussions further, therefore taking the overall eaves height of the building from 13.2m to 14.7m.

In the context of the current economic climate, it is deemed the proposed alterations to increase the height of the building to facilitate its uptake by an occupier is appropriate and will have a negligible impact on the previously approved scheme as well as the surrounding context.

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AMENDMENTS SOUGHT

The Application proposes to amend the wording of Condition 2 (Approved Drawings) attached to the Extant Permission, which is currently worded as follows:

“The development shall be carried out in accordance with the following plans and details received by the Local Planning Authority on:

09 May 2023:

- *19103-P01.B – Amended site location plan*

25 April 2023:

- *19103-SK25/E – Proposed site plan option E*

22 March 2023:

- *19103-SK24 Rev E – Proposed site plan option B8*
- *19103-SK26 – Proposed ground floor plan*
- *19103-SK27 – Proposed first floor plan*
- *19103-SK28 – Proposed second floor plan*
- *19103-SK29 Rev A – Proposed site sections*
- *19103-SK30 Rev B – Proposed elevations*
- *19103-SK32 – Proposed elevations*
- *19103-SK33 Rev A – Proposed Roof Plan*

- *APWESTROAD.1-04 Rev P2*
- *APWESTROAD.1-TK27 Rev P2*
- *APWESTROAD.1-TK28 Rev P2*
- *APWESTROAD.1-TK29 Rev P2.”*

The Application seeks to amend the list of the approved drawings under Condition 2 to the following:

“The development shall be carried out in accordance with the following plans and details received by the Local Planning Authority on:

09 May 2023:

- *19103-P01.B – Amended site location plan*

25 April 2023:

- *19103-SK25/E – Proposed site plan option E*

22 March 2023:

- *19103-SK24 Rev E – Proposed site plan option B8*
- *19103-SK26 – Proposed ground floor plan*
- *19103-SK27 – Proposed first floor plan*
- *19103-SK28 – Proposed second floor plan*
- *19103-SK33 Rev A – Proposed Roof Plan*
- *19103-SK34 – Proposed Site Sections*
- *19103-SK35 – Proposed Elevations*
- *19103-SK36 – Proposed Elevations*

- APWESTROAD.1-04 Rev P2
- APWESTROAD.1-TK27 Rev P2
- APWESTROAD.1-TK28 Rev P2
- APWESTROAD.1-TK29 Rev P2.”

For completeness, this Application seeks to replace the following approved drawings with the following proposed drawings:

Drawing Title	Approved Drawing Reference (drawings to now be superseded)	Proposed Drawing Reference (to supersede Approved Drawings)
Proposed Site Sections	19103-SK29 Rev A	19103-SK34
Proposed Elevations	19103-SK30 Rev B	19103-SK35
Proposed Elevations	19103-SK32	19103-SK36

In the context of the above, it is considered the proposed 1.50m increase in height of the approved scheme represents a ‘minor material amendment’, and therefore, under Section 73 of the Town and Country Planning Act 1990, an application to vary the conditions under the approved decision notice represents the most appropriate planning route.

The facilitation of a potential occupier is a fair trade off with the negligible impact that the increased height will have, both on the approved scheme and the existing surrounding context. It is therefore considered, in planning terms, the increase in height is both appropriate and necessary.

ADMINISTRATIVE PROCEDURE

To support this application, we enclose the following information which has been submitted via the Planning Portal reference PP-12753971. Additionally, a suite of technical documents will be submitted. The submission documents are listed as follows:

1. Application Covering Letter;
2. Minor Material Amendment Application Form (including completed ownership notices);
3. Site Location Plan, prepared by Woods Hardwick;
4. Approved Drawings, prepared by Woods Hardwick; and
5. Proposed Drawings, prepared by Woods Hardwick.

The application fee of £357 (including the £64 Planning Portal Fee) has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (amended 2023). The application fee has been paid to the Planning Portal via payment link.

We trust the above and enclosed is in order and will allow you to issue confirmation of the validation of the Application. In the meantime should you have any queries or require any further information, please do not hesitate to contact Ed Ledwidge [redacted] or Louis Earle-Davis ([redacted])

Yours sincerely

[redacted signature]

MONTAGU EVANS LLP