

Mr. Nicholas Hill Thompson
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Emma Gee
Interim Executive Director Economic
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10 July 2023

Your contact is: Beatrice Malama, Planning

Dear Mr Thompson,

TOWN AND COUNTRY PLANNING ACT 1990.

Application Reference: 221194

Application type: Approval of Conditions

Address: 7 Bridge Street Caversham Reading RG4 8AA

Proposal: Application for Discharge of Condition 3 (Materials) relating to the planning permission 200853.

I refer to your application as described above.

Condition 3

As a reminder condition 3 states that:

No development shall commence on site until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Of particular interest are;

- a) Samples of the facing bricks materials and manufacturers details;*
- b) Manufacturer's details and specification for rooflights;*
- c) Plan and elevation drawings, with materials annotated, of new windows*

The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: *These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019*

The following information was submitted:

- Drawing No: 1904/4/1 Shopfront Windows as Proposed, dated August 2022, received on 11 August 2022
- Drawing No: 1904/4/2 Ground Floor Sliding/Folding Doors as Proposed, dated August 2022, received on 11 August 2022

- Drawing No: 1904/4/3 First Floor Bi-fold Doors as Proposed, dated August 2022, received on 11 August 2022
- Drawing No: 1904/4/4 First Floor rooflights as proposed dated August 2022, received on 11 August 2022
- Drawing No: 1904/4/5 images of proposed doors and rooflights dated August 2022, received on 11 August 2022
- Drawing No: 1904/4/6 Samples as Proposed, August 2022, received on 11 August 2022
- Drawing No: 1904/4/7 Samples as Proposed, dated August 2022, received on 11 August 2022
- Drawing No: 1904/2/10/A Elevations as Proposed dated June 2020, received on 11 August 2022
- Drawing No: 1904/2/11/A Elevations as Proposed, dated June 2020, received on 11 August 2022
- Drawing No: 1904/2/20/A Sections as Proposed, dated June 2020, received on 11 August 2022

The details were reviewed by the Case Officer and the Conservation and Urban Design Officer. The information provided, as described above, is sufficient to fulfil the requirements of Condition 3 of planning permission 200853. As such, the above documents are hereby **approved** pursuant to condition 3.

The above condition shall have been considered to have been discharged, once the development has been undertaken in accordance with the approved details.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Yours faithfully

SDV

PP

Beatrice Malama
Planning Officer