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Your Ref:

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27 June 2022

Your contact is: Richard Eatough, Planning

Dear Ms. Singh,

Application ref 220524/APPCON

**Written confirmation that the conditions in the planning application ref
11/00053/FUL have been fully discharged
Kategrove Court, 77-81 Basingstoke Road, Reading**

I refer to your email of 6 April 2022 regarding compliance with the relevant planning conditions of the above development. I have now had an opportunity to look into this matter and apologise for the delay in replying.

Our records show partial compliance with planning conditions for this building/site. I respond as follows.

Planning permission 11/00053/FUL (later reference given on our system is 111034/FUL) was for “Conversion of existing redundant office block into twelve flats with associated off street parking and amenity space”. Full planning permission was granted with a Section 106 legal agreement on 19 September 2011.

Condition 1 - commencement within three years

We have a Building Control record on our system ref. 114147 for “conversion of existing [office block] into 12 flats”. This development appears to have been subject to approval by an approved inspector. The record indicates that development was underway by 2011 and a Completion Certificate under the Building Regulations was issued on 27 June 2013. From this, I am content that this condition was complied with.

Condition 2 - submission of details of materials

Materials considered suitable and discharged under ref. 111588 on 12/11/12.

Condition 3 - submission of position, design materials and type of boundary treatment

Boundary treatment considered suitable and discharged under ref. 111588 on 12/11/12.

Condition 4 - submission of details of landscaping

Not discharged under ref. 111588 as the case officer was expecting further information to have been submitted.

Condition 5 - landscaping: compliance

No evidence of this condition having been complied with.

Condition 6 - landscaping: implementation

No evidence of this condition having been complied with.

Condition 7 - Energy Performance Certificate

No evidence of this condition having been complied with.

Condition 8 - submission of details of external lighting

Lighting considered suitable and discharged under ref. 111588 on 12/11/12.

Condition 9 - no occupation before vehicle parking spaces have been provided

This condition was restrictive. It is assumed it was complied with by the time of occupation and all parking spaces are assumed to be available for use since.

Condition 10 - no occupation before submission and implementation of cycle parking

No evidence of this condition having been complied with.

Condition 11 - confirmation of postal addresses

No evidence of this condition having been complied with.

Condition 12 - non-provision of parking permits

This is a restrictive-type condition and its provisions will continue to apply, therefore it cannot be discharged.

Condition 13 - construction method statement

CMS considered suitable and discharged under ref. 111588 on 12/11/12.

Condition 14 - submission of waste storage details

Bin storage details considered suitable and discharged under ref. 111588 on 12/11/12.

Condition 15 - demolition and construction timings

No evidence of this condition having been complied with., however, it was concerned with the construction phase only and its provisions no longer apply.

Condition 16 - control of noise during construction

Noise details considered suitable and discharged under ref. 111588 on 12/11/12.

Section 106

The planning permission was subject to two planning obligations (contributions):

£18,000 towards Leisure improvements in the area; and

£16,038.75 towards Education improvements in the area.

A supplemental agreement absolved the electricity undertaker from the obligations of this agreement (landowning interests due to an on-site substation).

I am advised by the Council's Infrastructure and s106 Monitoring Officer that the funds were received towards Education and Leisure in 2013-14, and the Council recorded the obligations as discharged as of 20/11/2015. It is not clear why there was a delay in confirming this, but I can confirm that these obligations have been satisfactorily discharged.

Conclusion/advice

The above planning permission contains a mix of pre-commencement and restrictive-type planning conditions. In relation to the pre-commencement conditions, our records show partial evidence of these conditions having been discharged.

This development appears to have been implemented in 2011 with completion by 2013. Almost ten years have now passed and although the Local Planning Authority could technically still take planning enforcement action (through the serving of Breach of Condition Notices) against your Client (or any subsequent owner), I can confirm that we have no enforcement cases raised with this site and my advice is that enforcement action is not considered to be expedient.

I hope the above information is suitable for your purposes.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Richard Eatough', with a stylized flourish underneath.

Richard Eatough
Planning Projects Team Leader