

Greg Farrell Building and Design
43 Wendover Way
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Reading
RG30 4RU

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 211510

Your Ref: PP-10199480-v1

Direct: ☎ 0118 9373625

e-mail: Matthew.Burns@reading.gov.uk

6 September 2022

Your contact is: Mr Matt Burns, Planning

Dear Mr Farrell,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 211510

Application type: Approval of Conditions

Address: 39 Brunswick Hill Reading

Proposal: Application for approval of details reserved by conditions 3 (Materials), 4 (Landscaping Scheme), 5 (Habitat Enhancement Scheme), 6 (Access Control Strategy), 7 (Construction Method Statement), 8 (BREEAM - Design Stage), 9 (BREEAM - As Built), 10 (SuDS) and 11 (Archival Recording - Garage) of planning permission ref. 210811

I refer to your Approval of Conditions application as described above.

The following documents and details are hereby approved pursuant to **condition no. 3**:

- Sash Windows Expert Letter dated 30th June 2022
Received by the Local Planning Authority on 30th June 2022

- Serene Stone drawing no. S25865-01B
- Serene Stone drawing no. S25865-02B

Received by the Local Planning Authority on 1st July 2022

- 68mm handmade imperial Lyneham antique brick from Northcot bricks

Received by the Local Planning Authority on

- Mumford & Wood - Conservation Box Sash Windows - Rebated Reveal Within Structure drawing
- Mumford & Wood - Conservation Box Sash Window - Flush Reveal Within Structure drawing
- Cupra Pizarra's Natural Slate specification

Received by the Local Planning Authority on 31st January 2022

The following documents/details are hereby approved pursuant to **condition no.4:**

- Drawing no. 869-LA-P-01 Rev B(I) - Landscape General Arrangement Plan
- Drawing no. 869-LA-P-02 Rev A(I) - Detailed Planting Plan & Schedule

Received by the Local Planning Authority on 6th April 2022

- Bradford-Smith Landscape Architect Landscape Maintenance and Management Plan ref. 869: Report Rev C March 2022 (August 2021)

Received by the Local Planning Authority on 7th March 2022

The following documents/details are hereby approved pursuant to **condition no.5:**

- Chase Ecological Consultancy - Bio-diversity enhancement plan/mitigation ref. CE1874/C (dated 6th March 2022)

Received by the Local Planning Authority on 9th March 2022

The following documents/details are hereby approved pursuant to **condition no. 6:**

- KG Consultancy Group - Access Control Strategy ref. KG-DOC101104 (dated 29th June 2021)
- KG Consultancy Group - Closed Circuit Television (CCTV) Strategy Report ref. KG-DOC101105 (dated 29th June 2021)

Received by the Local Planning Authority on 31st January 2022

The following documents are hereby approved pursuant to **condition no. 7:**

- Construction Traffic Management Plan - 39 Brunswick Hill, Reading - Location Plan ref. 20-J3471-LP

Received by the Local Planning Authority on 18th May 2022

The following documents are hereby approved pursuant to **condition no. 8:**

- BREEAM Interim Certificates: Design Stage ref. BREEAM-0090-2924 Issue 01 for Flats A to I

Received by the Local Planning Authority on 15th November 2021

Condition no. 9 requires confirmation that the development has been built in accordance with the BREEAM standard approved under condition 8 above. No such 'As Built' BREEAM certification has been submitted with the application and therefore **condition no. 9 is not discharged**. This condition can only be discharged once the development has been fully

constructed. You are advised to reapply for approval of details reserved by condition no. 9 once the development is complete and to obtain confirmation from the Local Planning Authority that this condition is discharged prior to occupation of the development. Failure to do so would be in breach of the planning permission.

The following document is hereby approved pursuant to **condition no. 10**:

- GeoSmart Plus - Sustainable Drainage Assessment ref. 74748R3
Received by the Local Planning Authority on 31st August 2022

The following document is hereby approved pursuant to **condition no. 11**:

- Archway Heritage - Level 1 Recording at 39 Brunswick Hill, Reading V1
Received by the Local Planning Authority on 13th September 2021

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 via email address or the direct line as above.

Yours sincerely

Matt Burns

Mr Matt Burns
Principal Planner

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>

