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Frances Martin
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Our Ref: 220788

Your Ref: PP-11291969-v1

Direct ☎: 01189 372 639

e-mail: Beatrice.Malama@reading.gov.uk

24th June 2022

Your contact is: Beatrice Malama, Planning

Dear Miss Mullins,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 220788

Application type: Approval of Conditions

Address: 51 Shepherds Lane Caversham Reading RG4 7JJ

Proposal: Application for approval of details reserved by condition 4 (Bat Survey) of application 220139

I refer to your application as described above.

Condition 4

As a reminder condition 4 states:

No development involving the roof shall commence (including demolition or preparatory works) until either a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) or a bat survey report by a suitably qualified ecologist detailing why such a licence is not required, have been submitted to and approved in writing by the Local Planning Authority. Any mitigation measures approved in a licence shall be provided in full in accordance with the approved details and maintained as such thereafter.

REASON: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

The following information was submitted:

Preliminary Roost Assessment, 51 Shepherds Lane, Caversham RG4 7JJ

Existing Plans and Elevations

Proposed/Approved Plans and Elevations

Received on 30th May 2022

The details were reviewed by the case officer and the Ecologist. The information provided is sufficient to fulfil the requirements of Condition 4 of planning permission 220139. As such, the above document is hereby approved pursuant to condition 4.

The above condition shall have been considered to have been discharged, providing that the development is 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 sincerely

Beatrice Malama

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Planning Officer

SDV