

ET Planning
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RG45 6DS

Frances Martin
Executive Director for Economic Growth
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Civic Offices, Bridge Street,
Reading, RG1 2LU

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Our Ref: 220768

Your Ref: PP-11094701-v1

e-mail: Jonathan.Markwell@reading.gov.uk

3 August 2022

Your contact is: Mr Jonathan Markwell, Planning

Dear ET Planning,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 220768

Application type: Approval of Conditions

Address: 57 Baker Street Reading RG1 7XX

Proposal: Discharge of conditions 3 (materials), 5 (cycle parking), 9 (postal addresses), 21 (boundary treatments), 22 (biodiversity enhancements) and 23 (external lighting) of planning permission 180624.

I refer to the above application to discharge planning permission conditions 3 (materials), 5 (cycle parking), 9 (postal addresses), 21 (boundary treatments), 22 (biodiversity enhancements) and 23 (external lighting) of planning permission 180624 and respond as follows:

Condition 3 (materials)

The material details, as shown on the following:

509-100-04 Rev A - Proposed Materials, as received 25/05/2022

Letter from ET Planning 'Re: Discharge of condition application at 57 Baker Street, Reading, RG1 7XX', dated 19/05/2022, as received 25/05/2022

External Finishes Schedule Rev 08 (on plan title) / Rev 09 (on drawing key), as received 15/06/2022

Email from Kings Meadow Homes 'Re: EXTERNAL RE: 57 Baker Street, Reading - conditions (220768)', dated and received 28/06/2022

are considered acceptable.

However, the confirmation in this letter cannot be taken that this condition is discharged, as the wording of the condition requires no development to take place until these details are approved. The application form submitted with the application states that development was started on 01/02/2022.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement, providing that the remainder of the development is undertaken in accordance with the above details.

It is also acknowledged that condition 3 details were previously approved under application 201159 on 21/10/2020 and the development could continue to be carried out in accordance with those previously approved details - whilst also mindful that you have explained that the basis of this separate submission is owing to material supply shortages.

Condition 5 (cycle parking)

The cycle parking details, as shown on the following:

3762/BIKES Bike stand & store, as received 25/05/2022

Condition 5 Bike racks details (3 pages), as received 25/05/2022

are approved pursuant to condition 5.

Condition 9 (postal addresses)

The postal address details, as shown on the following:

Confirmation of Addresses from RBC Street Naming and Numbering to Kings Meadow Homes Ltd dated 26/04/2022, as received 09/06/2022

are approved pursuant to condition 9.

Condition 21 (boundary treatments)

The boundary treatment details, as shown on the following:

Email from ET Planning '57 Baker St, Reading (220768/APPCON) DoC responses' enclosing photographs of boundary treatments, dated and received 09/06/2022

Email from Kings Meadow Homes 'Re: EXTERNAL RE: 57 Baker Street, Reading - conditions (220768)', dated 30/07/2022, as received 01/08/2022

501-001-05 Rev E - Proposed Site Plan Entrance, as received 03/08/2022

501-002-06 Rev E - Plots 1-6 Proposed Site Plan, as received 03/08/2022

501-003-04 Rev D - Plots 7-9 Proposed Site Plan, as received 03/08/2022

are approved pursuant to condition 21.

Condition 22 (biodiversity enhancements)

The biodiversity enhancement details, as shown on the following:

Ecological Enhancements Strategy by Aspect Ecology Ref 1006462 / 6462 EES vf3/ACJ/CG, dated and received 22/07/2022

are approved pursuant to condition 22.

Condition 23 (external lighting)

The external lighting details, as shown on the following:

007322-00061 Rev 3 External Lighting iWay bollard, as received 15/06/2022

Bollard Lighting details by I Guzzini Ref Reading Residential - 007322-00061 - R4, dated 18/07/2022, as received 22/07/2022

007322-00061 Rev 3 External Lighting iWay bollard cable routes to bollard lights plan, as received 22/07/2022

Half Lantern Lighting IP44 Datasheet by ASD Lighting, as received 01/08/2022

Knightsbridge Lighting Wall LBK Datasheet by ML Accessories, as received 01/08/2022

Email from Kings Meadow Homes 'Re: EXTERNAL RE: 57 Baker Street, Reading - conditions (220768)', dated 30/07/2022, as received 01/08/2022

are approved pursuant to condition 23.

The above conditions, where a submission is required and has been provided, 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 as above.

Yours sincerely

Jonathan Markwell

Mr Jonathan Markwell