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Morse Webb Architects
The Byre Lantern Courtyard
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RG26 5DE

Our Ref: 201875
Your Ref: PP-09365100-v1

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8 March 2021

Your contact is: Julie Williams, Planning

Dear Mathew,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Application Reference:** 201875
**Application type:** Approval of Conditions
**Address:** Warwick House 1 Warwick Road Reading
**Proposal:** Application for approval of details reserved by conditions 3, 10, 11, 14, 16, 18 of application 151407

I refer to your application as described above.

Condition 3 – Details of materials to be used
An External Finishes Schedule Ref: 810 created in December 2020 has been submitted and it shows.
For the roofs Redland Rosemary Clay classic Tile (or similar) is proposed.
For the external walls – a red multi stock with a plain red feature brick and white render is proposed.
For the windows, doors and guttering etc grey uPVC is proposed.
For external paving a Marshall Priora Permeable Flag stone or similar is proposed with smaller paving stones for the driveway and parking areas both in natural colour with contrasting blocks to mark parking bays.
These proposed materials are acceptable in the context of the surrounding buildings and therefore are approved. Compliance with the condition requires that only these materials (or very close in appearance) are now used in building out the development.

WEST ELEVATION

Condition 10 – Construction Methods Statement
Plan ref 722/100 –Proposed Site Construction Management Plan and a Method statement has been submitted. It has been confirmed that the proposed methods for managing contractors on site is acceptable. The approved scheme should be followed when setting up the site and construction of the development.

Condition 11 - Noise & Dust controls
The measures contained in the Noise and Dust Management Plan submitted by Morsewebb Architects are acceptable and should be sufficient to control noise and dust from the site during construction and demolition. I can recommend the discharge of condition 11. These approved measures should be implemented throughout construction.

Condition 14 – Boundary treatments
Plans 722/500 & 722/501showing boundary treatments details comprising 2m high close boarded fence on the north boundary with no6 Northumberland Avenue ; Existing wall with flat bar steel railings above on the west boundary with Northumberland Avenue and 2m high brick wall on boundary with No.7 Warwick Road in Flemish bond with protection of bay tree in corner shown too.

These proposed boundary enclosures are acceptable and therefore are approved. Compliance with the condition requires that only these boundary enclosures are now used and completed before the new development is occupied.

Condition 16 – Sustainable Drainage Scheme
Preliminary SUDs Proposals, Drawings reference 20170/100 – Proposed SUDS stormwater drainage layout; Calculations of Soakaways have been submitted and satisfy the requirements of this condition. Compliance with these approved details is required by condition 17.

Condition 18 – Sustainable Design
Design Stage SAP construction notes have been submitted. Insofar as what is possible to provide at this stage I am satisfied that this condition is met. Condition 19 requires confirmation that the energy performance of the building will meet the required levels.

You note in an email that it is intended that the work with the Council's highways department will discharge pre-completion conditions 5, 6 and 7: namely the implementation of consented site access and visibility splays and existing vehicle access reinstated as footpath. However, these three conditions were not included in this current application for discharge and indeed the terms of these conditions simply require the developer to carry out the works to an agreed standard before occupation of the development. A further application to discharge these conditions could be submitted if you need this to be confirmed by the local planning authority.

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.

Yours sincerely

Julie Williams

Julie Williams
Planning Manager