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Frances Martin
Executive Director for Economic Growth
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Civic Offices, Bridge Street,
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Our Ref: 211279

Your Ref: PP-10102543-v1

Direct ☎: 01189 372 639

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22nd October 2021

Your contact is: Beatrice Malama, Planning

Dear Hayhurst and Co,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 211279

Application type: Approval of Conditions

Address: 10 Buxton Avenue Caversham Reading RG4 7BU

Proposal: Application for approval of details reserved by conditions 2 and 6 of application 190609

I refer to your application as described above.

Condition 2

Condition 2 states:

No development (barring demolition works) shall take place until details of the materials to be used in the construction of the external surfaces of the development including all timber cladding, external fixtures, fittings and window frames have been submitted to and been approved in writing by the Local Planning Authority. The development shall be carried out using only the approved materials.

Reason: in the interests of the visual appearance of the building and the area in accordance with Policy CS7.

The following information was submitted:

Proposed External Materials DRG No: 242 A800

Received 5th August 2021

The details were reviewed by the case officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 2 of planning permission 190609. As such, this condition is hereby discharged.

Condition 6

Condition 6 states:

No development (barring demolition works) shall take place until full details of the proposed green roof have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- (a) Construction specifications*
- (b) Proposed planting (species, numbers/densities)*
- (c) Establishment and maintenance details covering a minimum of 5 years.*

The green roof of the development hereby permitted shall be carried out in accordance with the approved plans and documents prior to the first use of the rear extension hereby approved or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual and natural local environment, in accordance with Policies CS7 and CS36 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

The following information was submitted:

Proposed Green Roof Details DRG No: 242 A801

Received 5th August 2021

The details were reviewed by the case officer and Natural Environment Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 6 of planning permission 190609. As such, this condition is hereby discharged.

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

Planning Officer *CD*