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Our Ref: 211048

Your Ref: PP-09972387-v1

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23 July 2021

Your contact is: Steve Vigar, Planning

Dear Miss Orbart,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 211048

Application type: Approval of Conditions

Address: Plot E Land At Friar Street and Garrard Street Reading RG1 1NR

Proposal: Application for approval of details reserved by conditions 1, 12, 13, 15, 16, 17, 18, 22, 26, 34, 37, 53 and 62 of Permission 201532.

I refer to your application as described above.

Condition 1 - Reserved Matters

The Reserved Matters submitted under reference 201537 comply with the requirements of Condition 1 of permission 201532

Condition 12 - Television and Radio Interference

The document entitled 'Television and Radio Reception Impact Assessment Issue 1.0 dated 22 September 2020'

is **approved** pursuant to Condition 12 of permission 201532.

No further details are required to be submitted. The ongoing requirements of the condition should be noted.

Condition 13 - Building Maintenance

The document entitled 'Façade access, Planning submission Revision 02 dated 31 May 2019 (Building Cleaning) is **approved** pursuant to Condition 13 of permission 201532.

No further details are required to be submitted. The ongoing requirements of the condition should be noted.

Condition 15 - Residential Mix

Details of the residential numbers, mix, size of units and tenure (both for open market and affordable dwellings) as shown on the following drawings, detailed on the application form and contained within the following documents, are **approved** pursuant to Condition 15 of permission 201532:

SHR - CRL - SB - ZZ - PL- A - 100-002- P10 Plot E Location Plan dated 15 March 2019

SHR - CRL - SB - GF - PL - A - 130-003- P52 Plot E - Ground Floor Level (45.7 AOD) - dated 22 February 2021

SHR - CRL - SB - LG - PL - A - 130-001- P52 Plot E - Lower Ground Floor Level (39 AOD) - dated 17 February 2021

SHR - CRL - SB - GF - PL A - 130-003S- P51 Plot E Ground Floor Level (45.7 AOD) dated 22 February 2021

SHR - CRL - SB - LG - PL A - 130-001S- P51 Plot E Lower Ground Floor Level (39 AOD) dated 17 February 2021

SHR - CRL - SB - MZ - PL- A - 130-002- P50 Plot E Mezzanine Floor Level (41.3-42.1 AOD) dated 30 September 2020

SHR - CRL - SB - ZZ - PL- A - 130-004- P50 Plot E Floor Levels 01-02 dated 30 September 2020

SHR - CRL - SB - ZZ - PL - A - 130-005- P50 Plot E Floor Levels 03-04 dated 30 September 2020

SHR - CRL - SB - ZZ - PL -A - 130-006- P50 Plot E Floor Levels 05-06 dated 30 September 2020

SHR - CRL - SB - ZZ - PL -A - 130-007- P50 Plot E Floor Levels 07-08 dated 30 September 2020

SHR - CRL - SB - ZZ - PL -A - 130-008- P50 Plot E Floor Levels 09-10 dated 30 September 2020

SHR - CRL - SB - ZZ - PL -A - 130-009- P50 Plot E Floor Level 11 - Roof Level dated 30 September 2020

SHR - CRL - SB - ZZ - PL - A - 100-141- P50 Affordable Housing - Ground Floor & Level 01 dated 23 June 2021

SHR - CRL - SB - ZZ - PL - A - 100-142- P50 Affordable Housing - Levels 02-03 dated 23 June 2021

‘Planning Statement Phase 1 - Plots E & F Station Hill, Reading, RG1 1NF’ dated October 2020

Condition 16 - Separation Distances

The drawings submitted under 201537 show that a minimum 20 metres face-to-face building separation distance (not including balconies) will be achieved, in accordance with the Parameter Plans approved under Condition 5 of permission 201532, and are **approved** pursuant to Condition 16 of permission 201532.

Condition 17 - Daylight and Internal Layout

The following details are **approved** pursuant to Condition 17 of permission 201532:

SHR - CRL - SB - ZZ - PL- A - 100-002- P10 Plot E Location Plan dated 15 March 2019

SHR - CRL - SB - GF - PL - A - 130-003- P52 Plot E - Ground Floor Level (45.7 AOD) - dated 22 February 2021

SHR - CRL - SB - LG - PL - A - 130-001- P52 Plot E - Lower Ground Floor Level (39 AOD) - dated 17 February 2021

SHR - CRL - SB - GF - PL A - 130-003S- P51 Plot E Ground Floor Level (45.7 AOD) dated 22 February 2021

SHR - CRL - SB - LG - PL A - 130-001S- P51 Plot E Lower Ground Floor Level (39 AOD) dated 17 February 2021

SHR - CRL - SB - MZ - PL- A - 130-002- P50 Plot E Mezzanine Floor Level (41.3-42.1 AOD) dated 30 September 2020

SHR - CRL - SB - ZZ - PL- A - 130-004- P50 Plot E Floor Levels 01-02 dated 30 September 2020

SHR - CRL - SB - ZZ - PL - A - 130-005- P50 Plot E Floor Levels 03-04 dated 30 September 2020

SHR - CRL - SB - ZZ - PL -A - 130-006- P50 Plot E Floor Levels 05-06 dated 30 September 2020

SHR - CRL - SB - ZZ - PL -A - 130-007- P50 Plot E Floor Levels 07-08 dated 30 September 2020

SHR - CRL - SB - ZZ - PL -A - 130-008- P50 Plot E Floor Levels 09-10 dated 30 September 2020

SHR - CRL - SB - ZZ - PL -A - 130-009- P50 Plot E Floor Level 11 - Roof Level dated 30 September 2020

Daylight and Sunlight Within Amended Plots E & F Station Hill - 5847_IS37 dated 9 October 2020

No further details are required to be submitted. The ongoing requirements of the condition should be noted.

Condition 18 - Wind and Microclimate

Wind tunnel testing and associated report recommending mitigation Pedestrian Level Wind Microclimate Assessment RWDI #1803688 Ref. F dated 23 October 2020 is **approved** pursuant to Condition 18. No further details are required to be submitted. The ongoing requirements of the condition should be noted.

Condition 22 - Ecology

The following details are **approved** pursuant to Condition 22 in respect of Plot E.

Ecological Management Plan WIE14788-100-R-7-6-1-EMP Sixth Issue dated October 2020

SHR-LDA-SB-ZZ-DR-L-100-110 P06 WILDLIFE INSTALLATION PLAN dated 21 October 2020

SHR-LDA-SB-GF-DR-L-110-102 rev. C04 PLOT E&F GROUND FLOOR GENERAL ARRANGEMENT FRIARS WALK & COURTYARD dated 13 November 2020

SHR-LDA-SB-LG-DR-L-110-101 rev. C03 PLOT E&F LOWER GROUND FLOOR GENERAL ARRANGEMENT GARRARD STREET dated 13 November 2020

SHR-LDA-SB-ZZ-DR-L-400-101 P06 Plot E and F Site Section Friars Walk Looking East dated 21 October 2020

SHR-LDA-SB-01-DR-L-110-103 P07 PLOT E&F LEVEL 01 GENERAL ARRANGEMENT PODIUM TERRACES dated 21 October 2020

SHR-LDA-SB-01-DR-L-320-108 P03 BLOCK E LEVEL 01 DETAIL SOFTWARES GA -NORTHERN TERRACE dated 21 October 2020

SHR-LDA-SB-01-DR-L-320-109 P03 BLOCK E LEVEL 01 DETAIL SOFTWARES GA -SOUTHERN TERRACE dated 21 October 2020

SHR-LDA-SB-01-DR-L-320-109 P03 BLOCK E LEVEL 01 DETAIL SOFTWARES GA -SOUTHERN TERRACE dated 21 October 2020

SHR-LDA-SB-07-DR-L-110-104 P01 PLOT E&F LEVEL 07 GENERAL ARRANGEMENT ROOF TERRACE AND GREEN ROOF dated 21 October 2020

SHR-LDA-SB-07-DR-L-320-110 P01 BLOCK E LEVEL 07 DETAIL SOFTWARES GA - ROOF TERRACE dated 21 October 2020

SHR-LDA-SB-12-DR-L-110-106 P01 PLOT E&F LEVEL 12 GENERAL ARRANGEMENT ROOF TERRACE AND GREEN ROOFS dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-110-130 P05 PLOT E&F GREEN ROOF AREAS dated 21 October 2020

SHR-LDA-SB-12-DR-L-320-111 P01 BLOCK F LEVEL 12 DETAIL SOFTWARES GA - ROOF TERRACE dated 21 October 2020

SHR-LDA-SB-13-DR-L-110-107 P01 PLOT E&F LEVEL 13 GENERAL ARRANGEMENT GREEN ROOF dated 21 October 2020

SHR-LDA-SB-GF-DR-L-320-104 P03 BLOCK E&F GROUND FLOOR COURTYARD LEVEL 00 DETAIL SOFTWARES GA dated 21 October 2020

SHR-LDA-SB-GF-DR-L-320-104A P01 BLOCK E&F GROUND FLOOR SOUTHERN COURTYARD LEVEL 00 DETAIL SOFTWARES GA dated 21 October 2020

SHR-LDA-SB-GF-DR-L-320-105 P04 BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRAR'S WALK & FRIAR'S STREET SHEET 1 OF 3 dated 21 October 2020

SHR-LDA-SB-GF-DR-L-320-106 P05 BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRAR'S WALK & FRIAR'S STREET SHEET 2 OF 3 dated 21 October 2020

SHR-LDA-SB-GF-DR-L-320-107 P04 BLOCK E&F GROUND FLOOR DETAIL
SOFTWARES GA FRAR'S WALK & FRIAR'S STREET SHEET 3 OF 3

SHR-LDA-SB-GF-DR-L-500-231 P07 PODIUM EDGE TYPE DETAILS FRIAR'S WALK SHEET 1 OF 2 dated 21 October 2020

SHR-LDA-SB-LG-DR-L-320-101 P04 BLOCK E&F LOWER GROUND FLOOR
DETAIL SOFTWARES GA GARRARD STREET SHEET 1 OF 3 dated 21 October 2020

SHR-LDA-SB-LG-DR-L-320-103 P04 BLOCK E&F LOWER GROUND FLOOR
DETAIL SOFTWARES GA GARRARD STREET SHEET 3 OF 3 dated 21 October 2020

SHR-LDA-SB-01-DR-L-500-241 P05 BLOCK E LEVEL 00 COURTYARD EDGE TYPE DETAILS dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-400-101 P06 PLOT E&F SITE SECTION FRIARS WALK LOOKING EAST dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-400-102 P06 PLOT E&F SITE SECTION THROUGH PLOT E AND FRIARS WALK
LOOKING NORTH dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-400-103 P06 PLOT E&F SITE SECTION THROUGH BLOCK E, FRIARS WALK AND
BLOCK F LOOKING NORTH dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-400-104 P06 PLOT E&F SITE SECTION THROUGH GARRARD STREET LOOKING
SOUTH dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-400-105 P05 PLOT E&F SITE SECTION THROUGH PLOT E LOOKING WEST dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-500-251 P03 BLOCK E LEVEL 01 TERRACE EDGE TYPE DETAILS dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-500-261 P03 BLOCK E AND F LEVEL 07 AND 12 TERRACE EDGE TYPE DETAILS dated 21 October 2020

Condition 26 - Surface Water Drainage

The following details are **approved** pursuant to Condition 26:

Block E & F Proposed Surface Water Permavoid Layout Sheet 2 of 2 SHR-RAM-ZZ-GF-DR-C-000133 Rev.
P02 dated 23 February 2021

Condition 34 - Back of House

Approval of Reserved Matters 201537 relating to Layout in respect of permission 201532 includes the location and floorspace of Back of House facilities and describes the function of these areas in accordance with Condition 34.

Please note the ongoing requirements of this condition.

Condition 53 - Cycle Strategy

'Plot E and F Cycle Strategy TN009 V5 dated September 2021' is **approved** pursuant to Condition 53 of 201532.

Condition 62 - Materials Details

The following details and samples of the *types* of materials to be used in the construction of the external surfaces of the development are **approved** pursuant to Condition 62(i).

Materials detailed on the following approved drawings:

SHR-CRL- SB - ZZ - PL- A - 200 -001 - P51 Site - Garrard Street Elevation Plots F and E dated 10 February 2021

SHR-CRL-SB-ZZ-PL-A-200-101-P51 Plot E Elevations - South and North dated 10 February 2021

SHR-CRL-SB-ZZ-PL-A-200-001S-P50 Site Garrard Street Elevation Plots F and E dated 15 March 2019

SHR-CRL-SB-ZZ-PL-A-200-003S-P50 Site - Friars Walk East Elevation Plot E dated 10 February 2021

SHR-CRL-SB-ZZ-PL-A-200-1013-P50 Plot E Elevations - South and North dated 10 February 2021

SHR-CRL-SB-ZZ-PL-A-200-102S-P50 Plot E Elevations - East and West dated 10 February 2021

SHR - CRL - SB - ZZ - PL- A - 200-002- P50 Site Friar Street Elevation Plot E dated 15 March 2019

SHR - CRL - SB - ZZ - PL- A - 200-003- P50 Site Friar Street Elevation Plot E dated 30 September 2020

SHR - CRL - SB - ZZ - PL- A - 200-005- P50 Site Friar Street Elevation Plot E dated 15 March 2019

SHR - CRL - SB - ZZ - PL- A - 200-002- P50 Site Greyfriars Road West Elevation Plot E dated 15 March 2019

SHR - CRL - SB - ZZ - PL- A - 200-102- P50 Plot E Elevations East and West dated 30 September 2020

SHR - CRL - SB - ZZ - PL- A - 200-103- P50 Plot E Elevations South and North Courtyard dated 30 September 2020

SHR - CRL - SB - ZZ - PL- A - 400-001- P50 Plot E Friar Street Bay Elevation dated 30 March 2020

SHR - CRL - SB - ZZ - PL- A - 400-002- P10 Plot E Friar Street Bay Elevation dated 15 March 2019

SHR - CRL - SB - ZZ - PL- A - 400-003- P50 Plot E Friar Street Bay Elevation dated 30 September 2020

SHR - CRL - SB - ZZ - PL- A - 400-004- P50 Plot E Friars Walk Bay Elevation dated 30 September 2020

SHR - CRL - SB - ZZ - PL- A - 400-005- P50 Plot E North Courtyard Bay Elevation dated 30 September 2020

SHR - CRL - SB - ZZ - PL- A - 400-008- P50 Plot E South Courtyard Bay Elevation dated 30 September 2020

And the following document:

Station Hill Reading Design & Access Statement dated October 2020

And the following materials sample panels as received by the LPA:

Materials Sample panel 1 of 3 Friar Street Date: 10 December 2019

Materials Sample panel 2 of 3 Garrard Street

Materials Sample panel 3 of 3 Courtyards

Please note the requirements of part (ii) of Condition 62.

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.

This approval does not affect any other legal controls that may exist in respect of groundwater protection.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Yours sincerely

SDV

Steve Vigar

Principal Planning Officer