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Our Ref: 211073

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23 July 2021

Your contact is: Steve Vigar, Planning

Dear Miss Orbart,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 211073

Application type: Approval of Conditions

Address: Station Hill, Plot F And Land North Of Garrard Street Reading RG1 1NR

Proposal: Application for approval of details reserved by conditions 1, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22 and 67 of Permission 201536.

I refer to your application as described above.

Condition 1 - Reserved Matters

The Reserved Matters submitted under reference 201533 comply with the requirements of Condition 1 of permission 201536.

Condition 11 - Cycle Parking Masterplan

The details shown in the above are **approved** pursuant to Condition 11 (i) of permission 201536.

Plot E and F Cycle Strategy TN009 V5 dated September 2020

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 - MZ - PL- A - 130-102S- P50 Plot F Mezzanine Floor Level (41.3 - 42.1 AOD) dated 10 February 2021

(Cycle parking for Plot F is to be provided within Plot E, which is under the control of the applicant and this adjoining building is required to be provided prior to occupation of Plot F under the terms of the S106 legal agreement)

The ongoing requirements of the condition should be noted.

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 201536.

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 201536.

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 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 201536:

SHR - CRL - SB - MZ - PL - A - 130-102- P51 Plot F - Mezzanine Floor Level (41.3-42.1 AOD) dated 10 February 2021

SHR - CRL - SB - GF - PL A - 130-103S- P51 Plot F - Ground Floor Level (45.7 AOD) dated 22 February 2021

SHR - CRL - SB - LG - PLA - 130-101S- P50 Plot F Lower Ground Floor Level (39 AOD) dated 10 February 2021

SHR - CRL - SB - MZ - PL- A - 130-102S- P50 Plot F Mezzanine Floor Level (41.3 - 42.1 AOD) dated 10 February 2021

SHR - CRL - SB - GF - PL A - 130-103- P51 Plot F Ground Floor Level (45.7 AOD) dated 22 February 2020

SHR - CRL - SB - LG - PL - A- 130- 101 - P50 Plot F Lower Ground Floor Level (39 AOD) dated 30 September 2020

SHR - CRL - SB - RF - PL - A - 130 - 107 - P50 Plot F - Roof Level dated 30 September 2020

SHR - CRL - SB - ZZ - PL - A - 130 - 104 - P50 Plot F - Floor Levels 01-04 dated 30 September 2020

SHR - CRL - SB - ZZ - PL - A - 130 - 105 - P50 Plot F - Floor Levels 05-08 dated 30 September 2020

SHR - CRL - SB- ZZ- PL - A- 130 - 106 - P50 - Plot F - Floor Levels 09-12 dated 30 September 2020.

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

The ongoing requirements of the condition should be noted.

Condition 16 - Lifetime Homes

The internal layout of all dwellings within Plot F as approved under 201533 is **approved** pursuant to Condition 16 of permission 201536. Any variance with Lifetime Homes standards is accepted on the basis that the requirements are incompatible with the Build to Rent model of residential accommodation.

Condition 17 - Daylight and Internal Layout

The following plans and details are **approved** pursuant to Condition 17 of permission 201536:

SHR - CRL - SB - MZ - PL - A - 130-102- P51 Plot F - Mezzanine Floor Level (41.3-42.1 AOD) dated 10 February 2021

SHR - CRL - SB - GF - PL A - 130-103S- P51 Plot F - Ground Floor Level (45.7 AOD) dated 22 February 2021

SHR - CRL - SB - LG - PLA - 130-101S- P50 Plot F Lower Ground Floor Level (39 AOD) dated 10 February 2021

SHR - CRL - SB - MZ - PL- A - 130-102S- P50 Plot F Mezzanine Floor Level (41.3 - 42.1 AOD) dated 10 February 2021

SHR - CRL - SB - GF - PL A - 130-103- P51 Plot F Ground Floor Level (45.7 AOD) dated 22 February 2020

SHR - CRL - SB - LG - PL - A- 130- 101 - P50 Plot F Lower Ground Floor Level (39 AOD) dated 30 September 2020

SHR - CRL - SB - RF - PL - A - 130 - 107 - P50 Plot F - Roof Level dated 30 September 2020

SHR - CRL - SB - ZZ - PL - A - 130 - 104 - P50 Plot F - Floor Levels 01-04 dated 30 September 2020

SHR - CRL - SB - ZZ - PL - A - 130 - 105 - P50 Plot F - Floor Levels 05-08 dated 30 September 2020

SHR - CRL - SB- ZZ- PL - A- 130 - 106 - P50 - Plot F - Floor Levels 09-12 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 19 Sustainability and Environmental Performance

The following documents are **approved** pursuant to Condition 19 in respect of Plot F:

Stage 4 - ADL1A Modelling Report Revision 1, dated 10 December 2019

Stage 4 BREEAM Report Retail & Other Building Assessment Review Revision 1, dated 11 December 2019

Letter from Midgard Design Services (setting out BREEAM assessment scores), dated 17 December 2019

Hoare Lea letter ref 170625 - CN19 - Phase 1 ADL1A & BREEAM, dated 25 June 2021

No further details are required to be submitted under Condition 19 in respect of Plot F. The requirements of the condition in respect of other Plots should be noted.

Condition 20 - Photo-voltaic Panels

Station Hill Energy Strategy Revision 4 dated 14/03/2019 is **approved** pursuant to Condition 20 in respect of Plot F only.

No further details are required to be submitted under Condition 20 in respect of Plot F. The requirements of the condition in respect of other Plots should be noted.

Condition 21 - Sustainable Drainage

In respect of Plot F, it is confirmed that the submitted Drainage Strategy and SuDS report SHR-RAM-XX-RP-C-000002 Rev.02 dated 15 February 2019 and SHR-RAM-ZZ-GF-DR-C-00133 P02 Block E & F Proposed Surface Water Permeability Layout Sheets 1 of 2 and 2 of 2 dated 23 February 2021, were submitted concurrently with the Reserved Matters application 190466201533 in accordance with Condition 21. However the report details were not sufficient in terms of its content and the requirements are therefore carried forward into Condition 24 of Reserved Matters Approval 190466201533. No further details are required to be submitted pursuant to Condition 21 of 201536 in respect of Plot F as approved under 190466201533.

The requirements of Condition 24 of the Reserved Matters Approval must will need to however be fulfilled complied with separately.

Condition 22 - Ecology

The following details and drawings are **approved** pursuant to Condition 22 of permission in respect of Plot F:

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-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

The ongoing requirements of the condition should be noted.

Condition 67 - Materials

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 67(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 -001 - P51 Site - Garrard Street Elevation Plots F and E dated 10 February 2021

SHR-CRL - SB- ZZ-PL-A-200-004 - P51 Site - Friars Walk West Elevation Plot F dated 10 February 2021

SHR-CRL-SB-ZZ-PL-A-200-006 - P51 Site -Merchants Place East Elevation Plot F dated 10 February 2021

SHR-CRL-BF-ZZ-PL-A-200-201- P51 Plot F Elevations 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-200-004S-P50 Site - Friars Walk West Elevation Plot F dated 15 March 2019

SHR-CRL-SB-ZZ-PL-A-200-006S-P50 Site Merchants Place East Elevation dated 10 February 2021

SHR-CRL-SB-ZZ-PL-A-200-201S-P50 Plot F Elevations dated 10 February 2021

SHR - CRL - SB - ZZ - PL - A - 300-003- P50 Plot E and F Section DD and Section EE dated 30 September 2020

SHR - CRL -BF-ZZ-PL-A-200-201-P50 - Plot F Elevations dated 30 September 2020

SHR - CRL - SB - ZZ - PL - A - 300-100- P50 Plot F Section AA & Section BB dated 30 September 2020

SHR-CRL-SB-ZZ-PL-A-400-101- P50 Plot F Garrard Street - Bay Elevation dated 30 September 2020

SHR-CRL-SB-ZZ-PL-A-400-102- P50 Plot F Garrard St - Bay Elevation dated 30 September 2020

SHR-CRL-SB-ZZ-PL-A-400-102- P50 Plot F Friars Walk - Bay Elevation dated 30 September 2020

And the following document:

Station Hill Reading Design & Access Statement dated March 2019

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

Materials Sample panel 1 of 3 Friar Street

Materials Sample panel 2 of 3 Garrard Street

Materials Sample panel 3 of 3 Courtyards

Please note the requirements of part

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

SDV

Steve Vigar

Principal Planning Officer