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Frances Martin
Executive Director for Economic Growth
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Our Ref: 211357

Your Ref: PP-10016633-v1

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

1 December 2021

Your contact is: Mr Jonathan Markwell, Planning

Dear Weston & Co Architects Ltd,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 211357

Application type: Approval of Conditions

Address: 12 Eldon Terrace Reading RG1 4DX

Proposal: Discharge of conditions 4b) (roof details), 4c) (window details), 4d) (door details), 4e) (rooflight details), 5 (construction method statement), 7 (bin details), 10 (SAP assessment), 13 (landscaping) and 14 (biodiversity enhancements) of planning permission 200973

I refer to the above application to discharge planning permission conditions 4b) (roof details), 4c) (window details), 4d) (door details), 4e) (rooflight details), 5 (construction method statement), 7 (bin details), 10 (SAP assessment), 13 (landscaping) and 14 (biodiversity enhancements) of planning permission 200973 and respond as follows:

Condition 4b) (roof details)

The roof material details, as shown on the following:

CR_CRSF_LS_B - The Conservation Rooflight, as received 17/08/21

Letter from Weston + Co Architects, Ref 15023_6.1_21.07.07, dated 07/07/21, as received 17/08/21

are approved pursuant to condition 4b).

Condition 4c) (window details)

The window material details, as shown on the following:

15023-PL-61 Rev A - Proposed Window Detail, as received 17/08/21

are approved pursuant to condition 4c).

Condition 4d) (door details)

The door material details, as shown on the following:

15023-PL-62 Rev A - Proposed Front Door Detail, as received 17/08/21

15023-PL-63 - Proposed French Doors Detail, as received 17/08/21

are approved pursuant to condition 4d).

Condition 4e) (rooflight details)

The rooflight material details, as shown on the following:

CR_CRSF_LS_B - The Conservation Rooflight, as received 17/08/21

are approved pursuant to condition 4e).

Condition 5 (construction method statement)

The construction method statement details, as shown on the following:

15023-PL-64 - Proposed Construction Method Plan, as received 17/08/21

Construction Method Statement by Weston + Co Architects Ref 15023_9.11_21.10.15, as received 15/10/21

are approved pursuant to condition 5.

Condition 7 (bin details)

The bin details, as shown on the following:

15023-PL-66 Rev A Proposed Bin Store Details, as received 15/10/21

are approved pursuant to condition 7.

Condition 10 (SAP assessment)

The SAP assessment details, as shown on the following:

Full SAP Calculation Printout Calculation Type: New Build (As designed) Unit 1A Eldon Terrace Ref 001, dated 12/07/21, as received 17/08/21

Basic Compliance Report Calculation Type: New Build (As designed) Unit 1A Eldon Terrace Ref 001, dated 12/07/21, as received 17/08/21

Full SAP Calculation Printout Calculation Type: New Build (As designed) Unit 1B Eldon Terrace Ref 001, dated 12/07/21, as received 17/08/21

Basic Compliance Report Calculation Type: New Build (As designed) Unit 1B Eldon Terrace Ref 001, dated 12/07/21, as received 17/08/21

Full SAP Calculation Printout Calculation Type: New Build (As designed) Unit 1C Eldon Terrace Ref 001, dated 12/07/21, as received 17/08/21

Basic Compliance Report Calculation Type: New Build (As designed) Unit 1C Eldon Terrace Ref 001, dated 12/07/21, as received 17/08/21

are approved pursuant to condition 10.

Condition 13 (landscaping)

The landscaping details, as shown on the following:

15023-PL-65 Rev A - Proposed Hard & Soft Landscaping Plan, as received 15/10/21

are approved pursuant to condition 13.

Condition 14 (biodiversity enhancements)

The biodiversity enhancements details, as shown on the following:

15023-PL-65 Rev A - Proposed Hard & Soft Landscaping Plan, as received 15/10/21

are approved pursuant to condition 14.

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.

For clarification, the originally submitted application also sought to discharge condition 4a) (stonework materials samples and details), but this condition was withdrawn from consideration as part of this application, as confirmed by an email from the agent on behalf of the applicant on 30th November 2021. Accordingly, condition 4a) is outstanding and will require a separate discharge of condition application in the future. Conditions 8 (postal addresses) and 11 (As built SAP assessment) are also outstanding and will require submissions in due course too.

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

Jonathan Markwell

Mr Jonathan Markwell
Principal Planning Officer