



Mr Tobias Shalom
7 Brewery Court,
Theale,
RG7 5AJ

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU
☎ 0118 937 3787

Our Ref: 200695/APC

Direct: ☎ 07890 397322
e-mail: James.Schofield@reading.gov.uk

18th of September 2020

Your contact is: James Schofield, Planning

Dear Mr Tobias Shalom

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 200695
Application type: Approval of Conditions
Address: 8 Prospect Street, Reading, RG1 7YG
Proposal: Application for approval of details reserved by conditions 3 and 4 (Landscaping and materials) of application 200165

I refer to your application as described above.

Condition 3

As a reminder, Condition 3 of the decision for application 200165 states:

No development shall commence beyond foundation level until a schedule of the materials to be used in the hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: *In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7, EN12 and EN18 of the Reading Borough Local Plan 2019.*

The following information was submitted:

Drawing Ref: '400-CON-03 Condition 3 Landscaping'
Received on the 20th of May 2020

The details have been reviewed by the Planning Officer and the details appear to be acceptable. It is therefore considered that the information provided is sufficient to fulfil the requirements of Condition 3 of planning permission 200165. As such, this condition is hereby discharged.

Planting must be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building or in accordance with a timetable agreed in writing with the Local Planning Authority.

Condition 4

As a reminder, Condition 4 of the decision for application 200165 states:

No development shall commence beyond foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: *These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.*

The following information was submitted:

Drawing Ref: 'CON-4 Material Schedule - May 2020'
Received on the 20th of May 2020

The details have been reviewed by the Planning Officer and the details appear to be acceptable. It is therefore considered that the information provided is sufficient to fulfil the requirements of Condition 4 of planning permission 200165. As such, this condition is hereby discharged.

The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing 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.

I trust the above is satisfactory, however, please contact me on the number above if you have any further queries.

Yours sincerely,

James Schofield
Planning Officer
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