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Our Ref: 210153

Your Ref: PP-09464593-v1

Direct: ☎ 0118 9373625

e-mail: Matthew.Burns@reading.gov.uk

19 March 2021

Your contact is: Mr Matt Burns, Planning

Dear Toby,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 210153

Application type: Approval of Conditions

Address: Former Reading Family Centre North Street Caversham Reading

Proposal: Application for approval of details reserved by conditions 3 (materials), 5 (SuDS), 11 (CEMP), 12 (habitat enhancement scheme), 13 (landscaping scheme), 14 (boundary treatments), 18 (emission rate improvement), 20 (photovoltaic panels), 22 (bin store), 24 (cycle parking) and 27 (electric vehicle charging) of planning permission ref. 191659

I refer to your Approval of Conditions application as described above.

Condition no.3 (Materials)

The materials schedule within the following document is hereby approved pursuant to condition no. 3:

- Discharge of Planning Conditions (part 2) at North Street Reading (REF. 201703/APC) ref. 20.20.022 B (27th January 2021) Condition 3: materials

Received by the Local Planning Authority on 1st February 2021

Condition no. 11 (Construction Environmental Management Plan - CEMP)

The following document is hereby approved pursuant to condition 11:

- Wild Service Construction Environmental Management Plan (CEMP) ref. MN2020030Bv1 (16/03/2021)

Received by the Local Planning Authority on 19th March 2021

Condition no. 18 (Emission Rate)

The following documents are hereby approved in accordance with condition 18:

- Block Compliance WorkSheet: Block 1 ref. Stroma FSAP Version 1.0.5.12
- Block Compliance WorkSheet: Block 2 ref. Stroma FSAP Version 1.0.5.12
- SAP Design Stage Assumptions V2 ref. 31226 North Street, Reading

Received by the Local Planning Authority on 1st February 2021

Condition 20 (Solar Panels)

The following plans and documents are hereby approved pursuant to condition 20:

- The Honey M Framed 60 Layout Module ref. TSM_EN_2020_A
- Drawing no. W208.1 - Rev A - Roof Plan - Planning Conditions

Received by the Local Planning Authority on 1st February 2021

The above conditions shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

The details submitted under conditions 5 (SuDs), 12 (Habitat Enhancement), 13 (Landscaping), 14 (Boundary Treatments), 22 (Bin Store), 24 (Cycle Store) and 27 (Electric Vehicle Charging) are not approved. The reasons for this are set out in the emails sent to you dated 10/03/2021. Therefore these conditions are not 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.

Yours sincerely

Matt Burns

Mr Matt Burns
Senior Planner

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>