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Frances Martin
Executive Director for Economic Growth
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Our Ref: 200034

Your Ref: PP-08397688

e-mail: James.Overall@reading.gov.uk

27 November 2020

Your contact is: Mr James Overall, Planning

Dear Mr Asif Hussaini,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 200034

Application type: Approval of Conditions

Address: 29-30 Cumberland Road, Reading, RG1 3LB

Proposal: Application for approval of details reserved by conditions 3 and 5a (part) of application 170365

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

Condition 3 - Materials

No development shall take place until samples and details of the materials to be used in the construction of the external surfaces of the development including brick, block work cladding, decorative terracotta window surrounds, decorative brick door surrounds, roof materials and rooflights have been submitted to and been approved in writing by the local planning authority. The development shall thereafter be carried out using only the approved materials.

REASON: *as no details have been submitted and in the interests of the visual appearance of the building and the area in accordance with Policy CS7.*

This condition is **not** to be discharged as the submitted information includes plans which would significantly alter the original permission; and does not include proposed materials for the originally approved scheme.

In addition to this, a Section 73 application (201232) has now been received, which seeks approval for the proposed amendments with regard to design and materials, and this will override condition 3.

Condition 5a - Bicycle Parking Details

No development shall take place until a plan has been submitted to and been approved in writing by the Local Planning Authority to show how bicycle parking facilities can be provided on site.

A plan has been submitted, which indicates that a Protect a Cycle™ is to be installed. The Protect a Cycle™ product is shown in the following image:



This container ensures that bicycles are both secure and covered, and has the ability to store up to 3 bicycles.

After consulting with the Transport department, it is considered that this is sufficient to discharge condition 5a.

Conclusion

It is considered that the information provided is sufficient to discharge condition 5(a) of planning permission 170365.

A split decision is therefore issued for the discharge of condition 5(a), and **not** for the discharge of condition 3, which is currently being varied as part of a Section 73 application (201232), which seeks to amend the originally approved design.

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 via e-mail.

Yours sincerely,

Mr James Overall
Senior Planning Officer

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/>