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Borough Council
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Our Ref: 200653/APC

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Your contact is: Connie Davis, Planning

Dear Mr Andrews,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 200653

Application type: Approval of Conditions

Address: Watlington House, 44 Watlington Street, Reading, RG1 4RJ

Proposal: Application to discharge conditions 4, 5 and 6 of application 182240

I refer to your application as described above.

Condition 4

As a reminder, Condition 4 states:

Prior to the installation of the railings details and samples of the railings to be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using only the approved materials.

Reason: as no sufficient details have been submitted and in the interests of the visual appearance of the building and the area in accordance with Policy CS7 and CS33.

The following information was submitted:

Letter titled - An Application for Approval of Pre-Start Planning Conditions Planning Approval 182240

Railing Details for Watlington House

Received 12th May 2020

The details were reviewed by the case officer and RBC Heritage Consultant. Due to the Covid-19 pandemic, it was considered that details of the railings alone would be sufficient, without the requirement for physical samples to be submitted to the Local Planning Authority. It is considered that the information provided is sufficient to fulfil the requirements of Condition 4 of planning permission 182240. As such, this condition is

hereby discharged, subject to the development being carried out in accordance with the information submitted.

Condition 5

As a reminder, Condition 5 states:

No development shall take place until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38.

The following information was submitted:

Front Forecourt Plant Borders - Soft Landscaping Information - Revision RWH19DGA 003
Dated 15-07-20

WH Protective Fencing Issue 003. Drawing No. RWH 19DGA Fence A1

Received 15th July 2020

The details were reviewed by the case officer and RBC Natural Environment Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 5 of planning permission 182240. As such, this condition is hereby discharged.

Condition 6

As a reminder, Condition 6 states:

No development shall take place until full details of both hard and soft landscaping have been submitted to and been approved in writing by the local planning authority. The submitted details shall include:

- (a) hard surfacing materials; and*
- (b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and*
- (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.*
- (d) Tree pit specifications.*

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7

The following information was submitted:

Front Forecourt Plant Borders - Soft Landscaping Information - Revision RWH19DGA 003
Dated 15-07-20

WH Protective Fencing Issue 003. Drawing No. RWH 19DGA Fence A1

Received 15th July 2020

The details were reviewed by the case officer and RBC Natural Environment Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 6 of planning permission 182240. As such, this condition is hereby 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.

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

Yours sincerely,

Connie Davis

Planning Officer