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Frances Martin
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Our Ref: 190443

Your Ref: PP-07710916

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10 December 2019

Your contact is: Steve Vigar, Planning

Dear Mr Jordan,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 190443

Application type: Approval of various matters required by Conditions

Address: Station Hill Reading RG1 1DX - Plot E

Proposal: Application for approval of details required by conditions 3, 7, 12, 13, 15, 16, 17, 18, 22, 34 and 62 of planning permission 190442 dated 6 December 2019 relating to Plot E Station Hill.

I refer to your application as described above.

Condition 3 - Reserved Matters

Pursuant to Condition 3 of permission 190442, it is confirmed that the applications for Reserved Matters Approval 190465 are in accordance with the following documents:

(a) Plot E and Telecom House Design Codes updated March 2019 by CRTKL Architects as set out in Chapter 8 of the submitted document 'Station Hill Reading Plots E & F Design and Access Statement', March 2019);

(b) Parameter Plans as listed in Condition 5 of permission 190442; and

is in general accordance with all other parts of the submitted document "Station Hill Reading Plots E & F Design and Access Statement (March 2019).

This is as required by Condition 3 of permission 190442.

Condition 7 - Active Frontages

The drawings approved under approval 190465 show the ground floor of Plot E as having active frontages that accord with the Parameter Plans approved under permission 190442, as required by Condition 7 of permission 190442.

Condition 12 - Television and Radio Interference

The document entitled 'Television and Radio Signal Survey & Television and Radio Reception Impact Assessment Station Hill', Issue 1 by Reading Gtech Surveys Ltd dated 14 February 2019 is **approved** pursuant to Condition 12 of permission 190442.

No further details are required to be submitted. The ongoing requirements of the condition should be noted.

Condition 13 - Building Maintenance

The document entitled 'Façade access, Planning submission' Revision 02 dated 31 May 2019 is **approved** pursuant to Condition 13.

No further details are required to be submitted. The ongoing requirements of the condition should be noted.

Condition 15 - Residential Mix

Details of the residential numbers, mix, size of units and tenure (both for open market and affordable dwellings) as shown on the following drawings, detailed on the application form and contained within the following documents, are **approved** pursuant to Condition 15 of permission 190442:

Plot E - Lower Ground Floor Level (39 AOD) SHR-CRL-SB-LG-PL-A-130-001 P12 dated 28 June 2019

Plot E - Mezzanine Floor Level (41.3 - 42.1 AOD) SHR-CRL-SB-MZ-PL-A-130-002 P11 dated 28 June 2019

Plot E - Ground Floor Level (45.7 AOD) SHR-CRL-SB-GF-PL-A-130-003 P12 dated 28 June 2019

Plot E - Floor Level 01-02 SHR-CRL-SB-ZZ-PL-A-130-004 P10 dated 15 March 2019

Plot E - Floor Level 03-04 SHR-CRL-SB-ZZ-PL-A-130-005 P10 dated 15 March 2019

Plot E - Floor Level 05-06 SHR-CRL-SB-ZZ-PL-A-130-006 P11 dated 5 June 2019

Plot E - Floor Level 07-08 SHR-CRL-SB-ZZ-PL-A-130-007 P10 dated 15 March 2019

Plot E - Floor Level 09-10 SHR-CRL-SB-ZZ-PL-A-130-008 P10 dated 15 March 2019

Plot E - Floor Level 11-Roof Level SHR-CRL-SB-ZZ-PL-A-130-009 P10 dated 15 March 2019

Affordable Housing - Ground Floor Level (45.7 AOD) SHR - CRL - SB - GF - PL-A - 100-141- P10 dated 16 August 2019

Affordable Housing - Levels 01-02 SHR - CRL - SB - ZZ - PL-A - 100-142- P10 dated 16 August 2019

'Planning Statement Phase 1 - Plots E & F Station Hill, Reading, RG1 1NF' dated February 2019

The ongoing requirements of the condition should be noted.

Condition 16 - Separation Distances

The drawings submitted under 190465 show that a minimum 20 metres face-to-face building separation distance (not including balconies) can be achieved, in accordance with the Parameter Plans approved under Condition 5 of permission 190442 above, as required pursuant to Condition 16.

Condition 17 - Daylight and Internal Layout

The following plans and details are **approved** pursuant to Condition 17 of permission 190442:

Site - Plot E Location Plan - SHR-CRL-SB-ZZ-PL-A-100-002- P11 dated 28 June 2019

Site - Plot E Proposed Site Plan SHR-CRL-SB-ZZ-PL-A-100-006 - P11 dated 28 June 2019

Site - Plot E - Topography SHR - CRL - SB - ZZ - PL A - 100-008- P11 dated 28 June 2019

Plot E - Lower Ground Floor Level (39 AOD) SHR-CRL-SB-LG-PL-A-130-001 P12 dated 28 June 2019

Plot E - Mezzanine Floor Level (41.3 - 42.1 AOD) SHR-CRL-SB-MZ-PL-A-130-002 P11 dated 28 June 2019

Plot E - Ground Floor Level (45.7 AOD) SHR-CRL-SB-GF-PL-A-130-003 P12 dated 28 June 2019

Plot E - Floor Level 01-02 SHR-CRL-SB-ZZ-PL-A-130-004 P10 dated 15 March 2019

Plot E - Floor Level 03-04 SHR-CRL-SB-ZZ-PL-A-130-005 P10 dated 15 March 2019

Plot E - Floor Level 05-06 SHR-CRL-SB-ZZ-PL-A-130-006 P11 dated 5 June 2019

Plot E - Floor Level 07-08 SHR-CRL-SB-ZZ-PL-A-130-007 P10 dated 15 March 2019

Plot E - Floor Level 09-10 SHR-CRL-SB-ZZ-PL-A-130-008 P10 dated 15 March 2019

Plot E - Floor Level 11-Roof Level SHR-CRL-SB-ZZ-PL-A-130-009 P10 dated 15 March 2019

Daylight Assessment GIA ref. 5847 Rev.3, dated 13 March 2019

No further details are required to be submitted. The ongoing requirements of the condition should be noted.

Condition 18 - Wind and Microclimate

Wind tunnel testing and associated report recommending mitigation 'Pedestrian Level Wind Microclimate Assessment' RWDI no. 1803688 PLW Rev-E dated 27th August 2019 is **approved** pursuant to Condition 18.

No further details are required to be submitted. The ongoing requirements of the condition should be noted.

Condition 22 - Ecology

The following details and drawings are **approved** pursuant to Condition 22 in respect of Plot E.

Ecological Management Plan WIE14788-100-R-7-3-3-EMP Third Issue, dated May 2019

Wildlife Installation Plan SHR-LDA-SB-ZZ-DR-L-100-110 P04 dated 23 May 2019

PLOT E&F LOWER GROUND FLOOR GENERAL ARRANGEMENT GARRARD STREET
SHR-LDA-SB-LG-DR-L-110-101 P06 dated 17 June 2019

PLOT E&F GROUND FLOOR GENERAL ARRANGEMENT FRIARS WALK & COURTYARD
SHR-LDA-SB-GF-DR-L-110-102 P07 dated 17 June 2019

PLOT E&F LEVEL 01 GENERAL ARRANGEMENT PODIUM TERRACES

SHR-LDA-SB-01-DR-L-110-103 P05 dated 14 February 2019

PLOT E&F LEVEL 06 GENERAL ARRANGEMENT ROOF TERRACE AND GREEN ROOF
SHR-LDA-SB-06-DR-L-110-104 P04 dated 7 February 2019

PLOT E&F LEVEL 10 GENERAL ARRANGEMENT GREEN ROOF
SHR-LDA-SB-10-DR-L-110-105 P04 dated 29 January 2019

PLOT E&F LEVEL 11 GENERAL ARRANGEMENT ROOF TERRACE AND GREEN ROOF
SHR-LDA-SB-11-DR-L-110-106 P04 dated 8 February 2019

PLOT E&F LEVEL 12 GENERAL ARRANGEMENT GREEN ROOF
SHR-LDA-SB-12-DR-L-110-107 P04 dated 8 February 2019

BLOCK E&F LOWER GROUND FLOOR DETAIL SOFTWARES GA GARRARD STREET SHEET 1OF3
SHR-LDA-SB-LG-DR-L-320-101 P02 dated 17 June 2019

BLOCK E&F LOWER GROUND FLOOR DETAIL SOFTWARES GA GARRARD STREET SHEET 2OF3
SHR-LDA-SB-LG-DR-L-320-102 P02 dated 17 June 2019

BLOCK E&F LOWER GROUND FLOOR DETAIL SOFTWARES GA GARRARD STREET SHEET 3OF3
SHR-LDA-SB-LG-DR-L-320-103 P02 dated 17 June 2019

BLOCK E&F GROUND FLOOR COURTYARD LEVEL 00 DETAIL SOFTWARES GA
SHR-LDA-SB-GF-DR-L-320-104 P01 dated 29 May 2019

BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRIAR'S WALK & FRIAR STREET SHEET 1OF3 SHR-
LDA-SB-GF-DR-L-320-105 P02 dated 17 June 2019

BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRIAR'S WALK & FRIAR STREET SHEET 2OF3 SHR-
LDA-SB-GF-DR-L-320-106 P03 dated 20 June 2019

BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRAR'S WALK & FRIAR STREET SHEET 3OF3 SHR-
LDA-SB-GF-DR-L-320-107 P02 dated 17 June 2019

BLOCK E LEVEL 01 DETAIL SOFTWARES GA -NORTHERN TERRACE
SHR-LDA-SB-01-DR-L-320-108 P01 dated 29 May 2019

BLOCK E LEVEL 01 DETAIL SOFTWARES GA -SOUTHERN TERRACE
SHR-LDA-SB-01-DR-L-320-109 P01 dated 29 May 2019

BLOCK E LEVEL 06 DETAIL SOFTWARES GA - ROOF TERRACE
SHR-LDA-SB-01-DR-L-320-110 P01 dated 29 May 2019

BLOCK E AND F LEVEL 06, 10, 11, 12 GREEN ROOF DETAILS
SHR-LDA-SB-ZZ-DR-L-500-171 P02 dated 28 May 2019

The ongoing requirements of the condition should be noted.

Condition 34 - Back of House

Approval of Reserved Matters 190465 relating to Layout in respect of permission 190442 includes the location and floorspace of Back of House facilities and describes the function of these areas in accordance with Condition 34.

Please note the ongoing requirements of this condition.

Condition 62 - Materials Details

The following details and samples of the *types* of materials to be used in the construction of the external surfaces of the development are **approved** pursuant to Condition 62(i).

Materials detailed on the following approved drawings:

Site - Garrard Street Elevation Plots F and E SHR-CRL-SB-ZZ-PL-A-200-001 P10 dated 15 March 2019

Site - Friar Street Elevation Plot E SHR-CRL-SB-ZZ-PL-A-200-002 P10 dated 15 March 2019

Site - Friars Walk East Elevation Plot E SHR-CRL-SB-ZZ-PL-A-200-003 P10 dated 15 March 2019

Site - Greyfriars Road West Elevation Plot E SHR-CRL-SB-ZZ-PL-A-200-005 P10 dated 15 March 2019

Plot E Elevations - South and North SHR-CRL-SB-ZZ-PL-A-200-101 P10 dated 15 March 2019

Plot E Elevations - East and West SHR-CRL-SB-ZZ-PL-A-200-102 P10 dated 15 March 2019

Plot E Elevations - South and North Courtyard SHR-CRL-SB-ZZ-PL-A-200-103 P10 dated 15 March 2019

Block E - Friar St. - Bay Elevation SHR-CRL-SB-ZZ-PL-A-400-001 P10 dated 15/3/19

Block E - Friar St. - Bay Elevation SHR-CRL-SB-ZZ-PL-A-400-002 P10 dated 15/3/19

Block E - Friar St. - Bay Elevation SHR-CRL-SB-ZZ-PL-A-400-003 P10 dated 15/3/19

Block E - Friars Walk - Bay Elevation SHR-CRL-SB-ZZ-PL-A-400-004 P10 dated 15/3/19

Block E - North Courtyard - Bay Elevation SHR-CRL-SB-ZZ-PL-A-400-005 P10 dated 15/3/19

Block E - South Courtyard - Bay Elevation SHR-CRL-SB-ZZ-PL-A-400-006 P10 dated 15/3/19

Block E - Garrard St. - Bay Elevation SHR-CRL-SB-ZZ-PL-A-400-007 P10 dated 15/3/19

And the following document:

Station Hill Reading Design & Access Statement dated March 2019

And the following materials sample panels as received by the LPA:

Materials Sample panel 1 of 3 Friar Street

Materials Sample panel 2 of 3 Garrard Street

Materials Sample panel 3 of 3 Courtyards

Please note the requirements of part (ii) of Condition 62.

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

SDV

Steve Vigar
Principal Planning Officer