

FAO Mr Abdyk Wajid
AW Architecture Ltd
150 Wellington Street
Slough
SL1 1RP

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 182211

Your Ref:

Direct ☎: 72413

e-mail: Connie.Davis@reading.gov.uk

16 July 2019

Your contact is: Connie Davis, Planning

Dear Mr. Wajid,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 182211

Application type: Approval of Conditions

Address: 230 Gosbrook Road Caversham Reading RG4 8EA

Proposal: Discharge of conditions 3 and 4 of planning permission 172070

I refer to your application as described above.

Condition 3

As a reminder condition 3 states:

"The external work hereby approved shall not be commenced, until details and samples of the materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details.

Reason: in the interests of the visual appearance of the building and the area in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015)."

The following samples have been submitted for Condition 3:

- Brick Chelmer 68 mm Red facings

Received 10th January 2019.

- Spanish Natural Slate 500 x 250

Received 6th March 2019.

Although the above materials have been reviewed and are considered to be acceptable, as the condition is a pre-commencement condition and works have commenced it is not possible to formally discharge this condition.

However, I can confirm that had these details been received at the relevant time they would have been considered acceptable. On the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement following the closure of enforcement case E18255 at the property.

Condition 4

As a reminder condition 4 reads:

"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"

The following documents have been submitted for Condition 4:

Proposed Drawings Rev A

Received 11th July 2019

Landscaping details (titled 'Plant to be used')

Received 6th March 2019

As with condition 3 although the above details are considered to be acceptable by the Case Officer and Natural Environment Officer, as the condition is a pre-commencement condition and works have commenced it is not possible to formally discharge this condition. However, I can confirm that had these details been received at the relevant time they would have been considered acceptable. On the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement.

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,

p.p *A. Amoah*

Connie Davis
Planning Officer