

The Keen Partnership
Christos Papadopoulos
Via email only:
chrisos@keenpartnership.co.uk

James Crosbie
Head of Planning, Development
& Regulatory Services

Civic Offices, Bridge Street,
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Your Ref: PP-07261996

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25 April 2019

Your contact is: Ms Ethne Humphreys, Planning

Dear Christos Papadopoulos,

TOWN AND COUNTRY PLANNING ACT 1990

Application for approval of details reserved by Condition Number's 5 (Landscaping), 14 (Construction Method Statement), 16 (Noise and Dust) and 19 (Materials) of planning permission ref. 162035

At: 181 Kentwood Hill, Reading

Further to our recent correspondence, I write with regards to the discharge of the above conditions.

Condition No.5 (Landscaping)

The following documents are hereby **approved** pursuant to Condition No.5 of planning permission ref.162035/FUL:

- Landscape Proposals Plan Ref. 0352 Dwg No. L2 Rev A
Received 21st March 2019

- Hard Landscape Plan ref. 8394-16
Received 7th September 2018

In respect of the following requirement of the condition:

'Specifications for fencing demonstrating how badgers and other wildlife will be able to continue to travel across the site (small gaps in appropriate places at the bottom of the fences)'

Whilst the gaps shown on the plans are without a specification size, this is considered acceptable subject to gaps being a minimum 100x100mm.

In respect of the following requirement of the condition:

‘Details of any trees and shrubs to be removed within the wooded area at the east of the site to open up the canopy thereby increasing its wildlife and amenity value’

No details were submitted for the above; hence, if any works are required to trees within the woodland area protected by Tree Preservation Order 197/06, a tree works application seeking formal approval for those works will be required.

Condition 14 - Construction Method Statement

The following documents are hereby **approved** pursuant to Condition No.14 of planning permission ref.162035/FUL:

- Construction Method Statement dated 5th September 2018
- Construction Method Plan ref. 8394-16

Received 7th September 2018; and

-Email received 15th April 2019 at 10:56am re: Loading and unloading of plant and materials used in constructing the development

Condition 16 - Noise and Dust

To minimise noise and dust production from the site, the measures set out in the following document shall take place and the document is hereby **approved** pursuant to Condition No.16 of planning permission ref. 162035/FUL:

- Control of Noise and Dust dated 5th September 2018

Received 7th September 2018

Condition 19 - Materials

The following materials and details are considered satisfactory in this location and for this development and are hereby **approved** pursuant to Condition No.19 of planning permission ref. 162035/FUL:

- Walls: Brick and Quoins - Fresh Field Lane First Quality Multi & Dark with Charnwood Hampshire Red or Dark Victorian Red Stone- Portland Stone Cladding -All Ground Floor walls and Plinth
- Mouldings, Surround & Columns: Portland Stone Colour At GF and the main access front elevation
- Roof: Marley Clay plain Hawkins roof tiles 165mm x 265mm in blue smooth, with bonnet ridge tile

- Facias, Bargeboards & Rainwaters: Aluminium black or dark grey
- Windows: Aluminium Colour White; Windows Head & sill All windows at first floor
- First floor: Dark with Charnwood Hampshire Red or Dark Victorian Red
- Doors: Composite /Aluminium Powder coating colour Black
- Pavement: Natural Paving Sawn & Honed Sandstone 'Premiastone' Platinum
- Driveway: Marshalls Driveline 50 Ochre Block Paving Burnt - 200mm x 100mm x 50mm pavement with granite kerbs

As per the Schedule of Materials document ref. 8394 received 7th September 2018

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

I trust the above is satisfactory, however, please contact me should you have any queries.

Yours sincerely

Ethne Humphreys

Ethne Humphreys
Senior Planning Officer