

Mr Dean Jordan
DP9 Limited
100 Pall Mall
London
SW1Y 5NQ

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 190444

Your Ref: PP-07710933

Direct ☎: 0118 9372980

e-mail: stephen.vigar@reading.gov.uk

10 December 2019

Your contact is: Steve Vigar, Planning

Dear Mr Jordan,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 190444

Application type: Approval of various matters required by Conditions

Address: Station Hill Reading - Plot F.

Proposal: Application for approval of details required by conditions 3, 7, 11, 12, 13, 15, 16, 17, 18, 20, 21, 22, and 67 of planning permission 190441 dated 6 December 2019 relating to Plot F Station Hill.

I refer to your application as described above.

Condition 3 - Reserved Matters

Pursuant to Condition 3 of permission 190441, it is confirmed that the applications for Reserved Matters Approval 190466 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 190441; 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 190441.

Condition 7 - Active Frontages

The drawings approved under approval 190466 show the ground floor of Plot F as having active frontages that accord with the Parameter Plans approved under permission 190441, as required by Condition 7 of permission 190441.

Condition 11 - Cycle Parking Masterplan

Plot E and F Cycle Strategy TN009 V3 dated 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

(Cycle parking for Plot F is to be provided within Plot E, which is under the control of the applicant and this adjoining building is required to be provided prior to occupation of Plot F under the terms of the S106 legal agreement)

The details shown in the above are **approved** pursuant to Condition 11 i). The ongoing requirements of the condition should be noted.

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 190441:

Plot F - Lower Ground Floor Level (39 AOD) SHR-CRL-SB-ZZ-PL-A-130-101 P13 dated 4 July 2019

Plot F - Mezzanine Floor Level (41.3 - 42.1 AOD) SHR-CRL-SB-ZZ-PL-A-130-102 P13 dated 4 July 2019

Plot F - Ground Floor Level (45.7 AOD) SHR-CRL-SB-ZZ-PL-A-130-103 P10 dated 15 March 2019

Plot F - Floor Levels 01-04 SHR-CRL-SB-ZZ-PL-A-130-104 P10 dated 15 March 2019

Plot F - Floor Levels 05-08 SHR-CRL-SB-ZZ-PL-A-130-105 P10 dated 15 March 2019

Plot F - Floor Levels 09-11 and Roof Plan SHR-CRL-SB-ZZ-PL-A-130-106 P10 dated 15 March 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 - Lifetime Homes

The internal layout of all dwellings within Plot F as approved under 190466 is **approved** pursuant to Condition 16 of permission 190441. Any variance with Lifetime Homes standards is accepted on the

basis that the requirements are incompatible with the Build to Rent model of residential accommodation.

Condition 17 - Daylight and Internal Layout

The following plans and details are **approved** pursuant to Condition 17 of permission 190441:

Site - Plot F Location Plan

SHR-CRL-SB-ZZ-PL-A-100-003-P11 dated 28 June 2019

Site - Plot F Proposed Site Plan

SHR-CRL-SB-ZZ-PL-A-100-007-P11 dated 28 June 2019

Plot F - Lower Ground Floor Level (39 AOD)

SHR-CRL-SB-ZZ-PL-A-130-101 P13 dated 4 July 2019

Plot F - Mezzanine Floor Level (41.3 - 42.1 AOD)

SHR-CRL-SB-ZZ-PL-A-130-102 P13 dated 4 July 2019

Plot F - Ground Floor Level (45.7 AOD)

SHR-CRL-SB-ZZ-PL-A-130-103 P10 dated 15 March 2019

Plot F - Floor Levels 01-04

SHR-CRL-SB-ZZ-PL-A-130-104 P10 dated 15 March 2019

Plot F - Floor Levels 05-08

SHR-CRL-SB-ZZ-PL-A-130-105 P10 dated 15 March 2019

Plot F - Floor Levels 09-11 and Roof Plan

SHR-CRL-SB-ZZ-PL-A-130-106 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 20 - Photo-voltaic Panels

Station Hill Energy Strategy Revision 4 dated 14/03/2019 is **approved** pursuant to Condition 20 in respect of Plot F only.

Condition 21 - Sustainable Drainage

In respect of Plot F, the submitted Drainage Strategy and SuDS report SHR-RAM-XX-RP-C-000002 Rev.02 dated 15 February 2019 was submitted concurrently with the Reserved Matters application

190466 in accordance with Condition 21. However the report was not sufficient in terms of its content and the requirements are therefore carried forward into Condition 2 of Reserved Matters Approval 190466. No further details are required to be submitted pursuant to Condition 21 in respect of Plot F as approved under 190466. The requirements of Condition 2 of the Reserved Matters Approval must however be fulfilled.

Condition 22 - Ecology

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

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 10F3
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 20F3
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 30F3
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 10F3 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 20F3 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 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 67 - Materials

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 67(i).

Materials detailed on the following approved drawings:

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

Site - Friars Walk West Elevation Block F, SHR-CRL-SB-ZZ-PL-A-200-004 P10 dated 15 March 2019

Site - Merchants Place East Elevation Block F, SHR-CRL-SB-ZZ-PL-A-200-006 P10 dated 15 March 2019

Block F Elevations, SHR-CRL-SB-ZZ-PL-A-200-201 P10 dated 15 March 2019

Plot F - Garrard Street - Bay Elevation, SHR-CRL-SB-ZZ-PL-A-400-101 P10 dated 15 March 2019

Plot F - Garrard Street- Bay Elevation, SHR-CRL-SB-ZZ-PL-A-102 P10 dated 15 March 2019

Plot F - Friars Walk - Bay Elevation, SHR-CRL-SB-ZZ-PL-A-400-103 P10 dated 15 March 2019

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 1of3 Friar Street

Materials Sample panel 2of3 Garrard Street

Materials Sample panel 3of3 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