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Our Ref: 182055

Your Ref: PP-07398739

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15 January 2019

Your contact is: Mr Jonathan Markwell, Planning

Dear Fynecast Ltd,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 182055

Application type: Approval of Conditions

Address: 114 Oxford Road Reading

Proposal: Discharge of conditions 3 (materials) and 16 (air quality mitigation scheme) of planning permission 150721.

I refer to the above application to discharge planning permission conditions 3 and 16 and respond as follows:

Condition 3 (materials)

The material details, as shown on the following:

Physical samples received on 13/10/17, as described in letter from BDS Surveyors Limited Ref JFS 6656-3, dated & received 13/10/17, with the exception of Weinerberger Berkshire Red brick.

114 to 116 Oxford Road, Reading, Berkshire, RG1 7NE Materials sample sheet to discharge planning condition no. 3 for the approved planning application no. 150721, as received 13/10/17, with the exception of Weinerberger Berkshire Red brick.

Email from Fynecast Limited, 'RE: 114 Oxford Road, Reading (182055)', as received 11/01/19

Ibstock Surrey Orange brick, including physical sample received 03/12/18

are considered to be acceptable.

The above details are considered to be acceptable. However, as you are aware, the confirmation in this letter cannot be taken that the condition is discharged, as the development has already commenced (demotion has taken place) at the site before this submission was made (as per the wording of the condition, which required all details prior to commencement).

However, I can confirm that 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.

It is also acknowledged that material details were previously discharged through application 171798 on 30/11/17 at the site. This submission solely relates to replacing the previously approved Weinerberger Berkshire Red brick (no longer proposed) with the now sought Ibstock Surrey Orange brick. All other material details previously approved as part of 171798 remain unaltered and are referenced above for completeness (noting that they were not submitted at this time).

Condition 16 (Air Quality mitigation scheme)

The Air Quality mitigation scheme details, as shown on the following:

Planning Statement Ref JFS - planning statement, dated & received 22/11/18

Email from Fynecast Limited, 'RE: 114 Oxford Road, Reading (182055)', as received 11/01/19

Nuaire Inline Attenuation details Ref Page 17, as received 11/01/19

Iaqbox Indoor Air Quality Box details, as received 11/01/19

Q-Aire IAQ-BOX details, as received 11/01/19

Implementation, Maintenance and Management Plan for filter changing of the carbon filters in the MVHR units At 114 Oxford Road, Reading, as received 11/01/19

are approved pursuant to condition 16.

The above conditions, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

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

Jonathan Markwell

Mr Jonathan Markwell
Principal Planning Officer