

Mr James Blake
Platinum Park
Exeter Park Road
Bournemouth
BH2 5AY

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 190555

Your Ref:

Direct ☎: 0118 937 4729

e-mail: anthony.scholes@reading.gov.uk

Your contact is: Anthony Scholes, Planning

Dear Mr James Blake,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 190555

Application type: Approval of Conditions

Address: 40 Anglefield Road, Caversham, Reading

Proposal: Discharge of condition 7 (HMO management plan) of planning permission 182088/FUL

I refer to your application as described above.

Condition 7 of planning permission 182088/FUL stated: 'Within 3 months of this approval a management plan covering the internal and external communal areas, including the proper use of bin stores and responsibility for refuse and recycling collection arrangements, to be submitted to and approved by the Local Planning Authority. Thereafter the approved management plan shall be adhered to while the property is in use as an HMO (see attached informative for further details).

Reason: In order that the prospective occupiers are made aware of their responsibilities for ensuring adequate standards of visual appearance and to safeguard the amenities of the area in accordance with Policy CS18 of the Reading Borough LDF Core Strategy 2008 (Altered 2015); Policy DM8 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015) and the Residential Conversions Supplementary Planning Document (November 2013)'.

A Management Plan dated April 2019 (received 05/04/19), has been supplied. The management plan sets out the responsibilities and standards for the management of internal communal areas; the management of common parts, fixtures, fittings and appliances; the management of external areas; the use and tidiness of bins, binstores, and the management of refuse; and the parking of cycles.

It is confirmed that the management plan is acceptable. Full compliance with the condition will occur when the property is in use as an HMO and the approved management plan is adhered to, as detailed in Management Plan dated April 2019 (received 05/04/19).

The management plan supplied is hereby approved pursuant to condition 7 of planning permission 182088/FUL.

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

A handwritten signature in black ink, appearing to be 'AS' or similar, written in a cursive style.

Anthony Scholes
Senior Planning Officer