



Helen Glassborow
John Rowan and Partners
Craven House
40-44 Uxbridge Road
Ealing
London
W5 2BS

Giorgio Framallicco
Director of Planning, Development
and Regulatory Services

Civic Offices, Bridge Street, Reading
RG1 2LU
☎ 0800 626540

Fax: 0118 9372435

Our Ref: 181394
Your Ref:

Direct: ☎ 0118 937 4068
e-mail: Tom.French@reading.gov.uk

03 October 2018

Your contact
is: Tom French, Planning

Dear Ms. Glassborow,

Application 181394/APPCON
Discharge of conditions 3, 4, 5 and 6 of Listed Building Consent 162086
1 Albion Terrace

I refer to the above application to discharge conditions and respond as follows:

Condition 3: Bricks

This condition requires samples of the replacement bricks for use in repairing face brickwork to be submitted and approved. Samples of the bricks were viewed on site by the Case Officer and RBC Heritage Consultant on 2nd October 2018. The below information was also submitted for this condition:

- Photograph of the brick sample, received: 08/08/2018
- Email from the applicant dated 24/07/2018 (received by the LPA: 08/08/2018)

All bricks used are to be Imperial Hand Made Bricks in Reclamation Soft Red, as viewed on site and referenced in email (see above). As such, it is considered that the information provided and sample viewed on site are sufficient to fulfil the requirements of Condition 3 of Listed Building Consent 162086. As such, this condition is hereby discharged.

Condition 4: Mortar Mix

This condition requires details of the proposed mix of mortar to be submitted and approved. The below information has been submitted for this condition:

- Email from the applicant dated 24/07/2018 (received by the LPA: 08/08/2018)
- Letter to the Planning Department dated 08/08/2018 (received by the LPA: 08/08/2018)

Whilst the condition states that use of cement-based mortar is not permitted following an inspection of the pointing to the existing brickwork on site on 2nd October 2018 and in light of tests commissioned by the applicant regarding the composition of the existing mortar; the RBC Heritage Consultant is satisfied that the proposed use of a cement based mortar is appropriate in this specific instance. The mortar mix is to be as described in the email received 08/08/2018 as 'Natural mix ratio' i.e. 4:1:1 (sand : cement : plasticizer). As such, this condition is hereby discharged, provided that the mix used is as described in the submitted information.

Condition 5: Render Mix

This condition requires details of the proposed stucco render mix to be submitted and approved. The below information has been submitted for this condition:

- Technical File - Natural Hydraulic Lime Mortar, Product Data: NHL3.5 Render Base, received: 08/08/2018
- Technical File - Natural Hydraulic Lime Mortar, Product Data: NHL3.5 render finish, received: 08/08/2018
- Email from the Contracts Manager on behalf of the applicant dated 17/10/2018 (received by the LPA on the same day)

The render mix used shall be the pre-mixed natural hydraulic lime mortar: Conserv. NHL 3.5 Render Base and Conserv. Render Finish - New Castleton. It shall be prepared and applied as described in the technical file provided. The render shall be painted with Ecopro Silicate Primer and Ecopro Silicate Masonry Paint, produced by Earthborn, and applied in accordance with best practices. It is considered that the information provided is sufficient to fulfil the requirements of Condition 5 of Listed Building Consent 162086. As such, this condition is hereby discharged.

Condition 6: Roof Slates

This condition requires samples of the replacement roof slates for any deficit of slates to be submitted and approved. Samples of the slates were viewed on site by the Case Officer and RBC Heritage Consultant on 2nd October 2018. The below information was also submitted for this condition:

- Photograph of the slate sample, received: 08/08/2018
- Email from the applicant dated 24/07/2018 (received by the LPA: 08/08/2018) stating that all slates are Penrhyn County Grade Welsh Slate Heather Blue, 7mm thick and 500x300mm or 400x250mm

It is considered that the information provided and sample viewed on site are sufficient to fulfil the requirements of Condition 3 of Listed Building Consent 162086. As such, this condition is hereby discharged.

These details are acceptable and Conditions 3, 4, 5 and 6 are hereby discharged, providing that the development is undertaken in accordance with the approved details as specified above. No other conditions (where submissions are necessary) are discharged unless specifically applied for.

Yours sincerely,

Tom French

Tom French

Planning Officer (North/Central)

RE