

28 March 2018

Mr G Ferrier
Lucas Design and Construction
11A West Street
Reigate
RH2 9BL

Your contact is: **Ms Claire Ringwood, Planning**

Dear Mr Ferrier,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 180302

Application type: Approval of Conditions

Address: 3 Castle Crescent Reading RG1 6AQ

Proposal: Discharge of conditions 2 and 23 of planning permission 151924/FUL

I refer to your Approval of Conditions application as described above.

1. Condition 2: Materials

The Facing Brick Sample, External Render Sample, Roof Slate Sample, Window Sample, Front Door Sample and Garage Door Sample, received by the local planning authority on the 16th February 2018 have been reviewed and are considered acceptable. Subject to the development being completed in accordance with the aforementioned details, the requirements of the condition have been satisfied.

2. Condition 23: Written Scheme of Investigation

The Written Scheme of Investigation for a Trial Trench Evaluation by Surrey County Archaeological Unit, dated 13th September 2017, received by the local planning authority on 16th February 2018 has been reviewed and sets out an appropriate first stage of investigation. The Archaeological Trial Trench Evaluation by Surrey County Archaeological Unit, dated January 2018, received by the local planning authority on 16th February 2018 satisfactorily details the results of the archaeological evaluation completed on site.

The evaluation revealed the presence of a Bronze Age pit, indicating that further similar archaeology could be present within the site. However a substantial thickness of made ground was present over the pit and it lay beyond the depth required for the majority of the construction work.

The conclusions in the evaluation report are acceptable which recommend that any ground works that extend deeper than 1m, for example service trenches, soakaways etc., should be archaeologically monitored. An archaeological monitoring specification has been submitted alongside the report and the work should be undertaken in line with this specification.

As further archaeological work may be required on site Condition 23 cannot be fully discharged until all the fieldwork has been completed and a final report has been submitted. This condition can only be part discharged at the present time.

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 via email address or the direct line as above.

Yours sincerely

C. Ringwood

Ms Claire Ringwood
Planning Officer

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at www.planningportal.gov.uk/pcs.