

VIA PLANNING PORTAL: PP-07144268

Our Ref: WT/PG/22836

Date: 20th July 2018

Planning Department,
Reading Borough Council,
Civic Offices,
Bridge Street,
Readings,
RG1 2LU

Dear Sir/Madam,

**JACKSONS CORNER, 1-9 KINGS ROAD, READING, RG1 3AS
APPLICATION TO DISCHARGE PRE- COMMENCEMENT CONDITION 12 FROM PERMISSION
171238**

On behalf of our client, Ankor Property Group, please find enclosed a discharge of condition application in regards to permission 171238 granted on 15 March 2018.

Site Planning History

The site benefits from planning permission 160849 dated 10 March 2017 for:

'Preservation of building frontage to 1-9 Kings Road (incl. insertion of 3no. new windows); retention and enlargement of commercial space (ground floor and basement levels) and conversion of upper floors to 18 residential units. Demolition of commercial ancillary accommodation to rear and construction of new six storey residential block of 15 units plus creation of central courtyard.'

Following the above permission a number of conditions have been discharged and two further S73 applications have been granted:

- Permission 171238 granted on 15 March 2018 for variation of conditions 2, 15, 23, 25 and 27 incorporating minor internal layout and external changes to approved scheme following grant of planning permission (160849).

Conditions to be discharged from Application 171238

Condition 12 Ecological Enhancement Details

'The development hereby approved shall not be commenced, except for demolition, until details of all boundary treatments, including gates, have been submitted to and approved in writing by the local planning authority. No part of the development shall be occupied until the boundary treatments have been provided, in full, in accordance with the approved details.'

Boundary Treatment details have been provided in the Design Document prepared by Dexter Moren Associates dated April 2018 (Ref:22836) on behalf of Ankor Property Group. This includes drawing number SK-002 Rev. PO (Dated 17.01.18) which shows the entrance (glass door) detail.

Please note that drawing number SK-002 Rev. PO supersedes the entrance illustrated on the Boundary Treatment details plan (22836) as Boundary Type Wall 02. To clarify, the entrance will comprise of a single opening glass door alongside a fixed glass panel as opposed to a double opening entrance.

Contents of Application Submission 1

Accordingly, the content of the application is detailed below:

- Completed Forms;
- Site Location Plan;
- Boundary Treatment Details Ref:22836;
 - Entrance (Door) Detail – drawing number SK-002 Rev. PO;
- Application fee: £116.

I trust the above is self-explanatory and I await confirmation of this application being received and processed. In the interim however, should you have any questions please do not hesitate to contact either myself or my colleague Will Thompson [REDACTED] at this office.

Yours sincerely,

A large black rectangular box redacting the signature of Phil Gordon.

PHIL GORDON
Assistant Planner