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Our Ref: 180342

Your Ref: PP-06766354

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3 May 2018

Your contact is: Mr Jonathan Markwell, Planning

Dear jsa architects,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 180342

Application type: Approval of Conditions

Address: Red Cow Ph 50 Crown Street Reading RG1 2SE

Proposal: Partial discharge of conditions 2 (removals and repairs) and 3 (proposed works details) of listed building consent 170292.

I refer to the above application to partially discharge (specifically excluding internal works connected with the first and second floors of the existing building and thereby only including works at existing basement, ground and relevant roof works, in addition to the approved extensions too) listed building consent conditions 2 (removals and repairs) and 3 (proposed works details) of listed building consent 170292 and respond as follows:

Condition 2 (removals and repairs)

The removal and repair details, as shown on the following:

- WD-200A - Existing Location Plan, Existing Site and Demolition Basement Plan, as received 22/02/18
- WD-201B - Existing Ground Floor Demolition Plan, as received 17/04/18
- WD-204 - Existing Roof Plan, as received 22/02/18
- WD-205D - Proposed Location, Site Plans and Basement Plan, as received 17/04/18
- WD-206B - Proposed Ground Floor Plan, as received 17/04/18
- WD-209A - Proposed Roof Plan, as received 22/02/18
- WD-400 - Existing Front and Side Elevations, as received 22/02/18
- WD-401B - Existing Rear and Side Elevations, as received 17/04/18
- WD-402A - Proposed Front and Side Elevations, as received 22/02/18

WD-403B - Proposed Rear and Side Elevations, as received 17/04/18
WD-600 - Typical Sash Window Details, as received 22/02/18
WD-601 - Door Details, as received 22/02/18
WD-602 B - Floor and wall details, as received 22/02/18
WD-604 - Conservation Roof Light Details, as received 17/04/18
Door Schedule, Ref PCSR, as received 22/02/18
Window Schedule, Ref PCSR, as received 22/02/18
Specification WD-001 Rev C, as received 17/04/18
Letter from JSA Architects Ref DMFP/9a, dated & received 17/04/18

are approved pursuant to the partial discharge (specifically excluding internal works connected with the first and second floors of the existing building and thereby only including works at basement, ground and relevant roof works, in addition to the approved extensions too) of condition 2.

More specifically, as agreed in dialogue during the course of the application (in particular point 3 of the letter from JSA Architects Ref DMFP/9a dated 17/04/18) this submission specifically excludes internal works associated with the first and second floors of the existing building. As such, this information is presently outstanding and will require a future separate submission to the local planning authority in the future, prior to condition 2 being discharged in full.

Condition 3 (proposed works details)

The proposed works details, as shown on the following:

WD-200A - Existing Location Plan, Existing Site and Demolition Basement Plan, as received 22/02/18
WD-201B - Existing Ground Floor Demolition Plan, as received 17/04/18
WD-204 - Existing Roof Plan, as received 22/02/18
WD-205D - Proposed Location, Site Plans and Basement Plan, as received 17/04/18
WD-206B - Proposed Ground Floor Plan, as received 17/04/18
WD-209A - Proposed Roof Plan, as received 22/02/18
WD-400 - Existing Front and Side Elevations, as received 22/02/18
WD-401B - Existing Rear and Side Elevations, as received 17/04/18
WD-402A - Proposed Front and Side Elevations, as received 22/02/18
WD-403B - Proposed Rear and Side Elevations, as received 17/04/18
WD-600 - Typical Sash Window Details, as received 22/02/18
WD-601 - Door Details, as received 22/02/18
WD-602 B - Floor and wall details, as received 22/02/18
WD-604 - Conservation Roof Light Details, as received 17/04/18
Door Schedule, Ref PCSR, as received 22/02/18
Window Schedule, Ref PCSR, as received 22/02/18
Physical roof tile sample, as received 18/04/18
Physical facing brick sample, as received 18/04/18
Specification WD-001 Rev C, as received 17/04/18
Letter from JSA Architects Ref DMFP/9a, dated & received 17/04/18

are approved pursuant to the partial discharge (specifically excluding internal works connected with the first and second floors of the building and thereby only including works at basement, ground and relevant roof works, in addition to the approved extensions too) of condition 3.

More specifically, as agreed in dialogue during the course of the application (in particular point 3 of the letter from JSA Architects Ref DMFP/9a dated 17/04/18) this submission specifically excludes internal works associated with the first and second floors of the existing building. As such, this information is presently outstanding and will require a future separate submission to the local planning authority in the future, prior to condition 3 being discharged in full.

Moreover, 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