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Giorgio Framalicco
Head of Planning, Development
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Our Ref: 171123

Your Ref: PP-06208832

Direct ☎: 0118 9372980

e-mail: stephen.vigar@reading.gov.uk

30 August 2017

Your contact is: Steve Vigar, Planning

Dear Mr Spires,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 171123

Application type: Approval of Conditions

Address: 74 Northcourt Avenue Reading RG2 7HQ

Proposal: Application for approval of details reserved by conditions 3, 4, 5, 6 and 7 of permission 160255.

I refer to your application as described above.

Condition 3 - Materials

The following materials details are approved pursuant to Condition 3:

Roof and hanging tiles: Imerys Phalempin single camber clay plain tile - colour 'Amber'

Main Brick - Traditional Brick & Stone Aldwick Blend

Detail Brick - Traditional Brick & Stone South Berkshire

Mortar - Sand/Cement/Lime Mortar

Render - K-Rend Thin Coat TC15 Render system - colour 'Limestone White'

Windows and Doors uPVC Casement

Facias, Soffits and Bargeboards - White uPVC

Rainwater Goods - Half round Black uPVC

No further details are required to be submitted to satisfy this condition.

Condition 4 - Tree Protection.

The details shown on TPP 8798/02 Rev A, dated 1 August 2017 are **approved** pursuant to Condition 4.

No further details are required to be submitted to satisfy the condition.

Condition 5 - Landscaping

The submitted landscaping details, comprising:

- i) Proposed Landscaping Plan 17.02-100 Revision A dated 26 July 2017
- ii) Landscape Specification Notes 17.01-LSP1 Revision A dated 7 August 2017

Are **approved** pursuant to Condition 5.

Condition 6 - Archaeology

The Project Specification for an Archaeological Evaluation 17e106ev dated 21 June 2017 is **approved** pursuant to Condition 6.

All fieldwork must be completed and the final reports submitted in order to fully discharge the condition.

Condition 7 - CMS

The Construction Method Statement comprising:

Written statement 17.01-CMS1 B Revision B, dated 16 August 2017
and

Layout drawing 17.02-101 Revision A, dated 26 July 2017
is **approved** pursuant to Condition 7.

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

SDV

Steve Vigar
Principal Planning Officer