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Giorgio Framalicco
Director of Planning, Development and
Regulatory Services

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Our Ref: 170495/APC
Your Ref: MOL/73456/1

Direct: ☎ 0118 937 3338
e-mail: Richard.Eatough@reading.gov.uk

5 May 2017

Your contact is: **Richard Eatough, Planning**

Dear Sir/Madam,

Planning reference 170495/APPCON
Flat 1 Oxford House, Cheapside, Reading

I refer to your letter of 22 March 2017, where you are requesting written confirmation that planning conditions pertaining to the above address have been discharged. The above property appears to have been constructed as part of the change of use of the upper floors of the former McIlroys Department Store under planning permission 03/01496/FUL (alternative planning reference 031264), which was for the following development:

“To convert the upper floors currently redundant office space into 66 no. residential units. Alterations to no 18 to form new access to upper floors and building new structure at the rear of no. 18 incorporating stairs and lifts”.

Planning permission was granted on 15 March 2004 with a Section 106 legal agreement.

At the time that the Local Planning Authority was considering details in order to satisfy conditions (in late 2004/early 2005) there was no formal system for submitting such information, but there is much correspondence on file to show submissions in order to comply with the conditions. Additionally, later in 2005, a variation was agreed with respect to the disabled access arrangements (under reference 05-00806-VARIAT (alternative reference 050107), dated September 2005.

Furthermore, on the file, I have found the attached letter, where the planning officer advises that all relevant conditions have been submitted to satisfy the relevant conditions on the above consent.

Therefore my advice is as follows:

1. The attached letter can be taken as confirmation that any necessary pre-commencement or similar conditions (where submissions were required) were discharged on or by 18 October 2005;
2. The above development is likely to have been substantially completed by that time. Were any matters not discharged, the immunity period for non-compliance with such conditions is ten years, therefore any breaches would now be immune from any enforcement action from this Authority; and
3. Any restrictive conditions on planning permission 031264 will continue to apply (so far as they are relevant) but I can advise that there are no current breaches of conditions which are subject to enforcement action.

I trust the above is suitable for your purposes.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'mme' followed by a stylized flourish.

Richard Eatough
Principal Planning Officer (North/Central)
LEB

COPY

Nigel Edwards
Zenith Builders Limited
Unit 14 Weller Drive
Hogwood Industrial Estate
Finchampstead
Wokingham
Berks RG40 4QZ

Anita Caccioli
Director of Environment, Culture and
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Our Ref:
Your Ref:

Telephone: ☎ 0118 939 0900
Extension: 2446

18 October 2005

Your contact is: Ben Pratley, Planning and Transport

Dear Mr Edwards

RE: Discharge of conditions - McIlroys - 03/01496/FUL.

I write in reference to the above matter. I can confirm that details have been submitted to satisfy all the relevant conditions on the above consent.

I trust this information is of assistance.

Yours sincerely

Ben Pratley
Senior Planning Officer