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13 October 2017

Your contact is: Heather Banks, Planning

Dear Tony Grover,

**Application for approval of details reserved by condition (10/01834/FUL)**  
**Planning Reference: 171334**  
**Condition 3: Materials; Condition 4: Hard and Soft Landscaping**  
**43 South Street, Reading, RG1 4QU**

I refer to the above application to discharge planning conditions and respond as follows:

Condition 3: Material Samples and Schedule

This condition requires a schedule and sample of the materials to be used in the construction of the external surfaces of the development to be submitted. Samples of the brick and flint were viewed on site by the Case Officer on the 12<sup>th</sup> October 2017. The Case Officer was also able to view the paving slabs and gravel, which are already in place at the site. The information below was also submitted for this condition:

- Letter from agent, received 3<sup>rd</sup> August 2017 - (brick details updated by Oct email)
- Drawing No: 6638:17:1 - Site Plan, received - (parking space material updated by Oct email)
- Brick Information Sheet, received 12<sup>th</sup> October 2017
- Email from agent, received 14:53 12<sup>th</sup> October 2017

It is considered that the proposed brick, Buildbase 65mm Soft Red Multi and the proposed Knapped Flint, sourced from Peppard Building Supplies would be of an appropriate size and appearance to be used for the construction of the new walls, approved under planning permission 10/01834/FUL, to the rear of this Grade II Listed property. It is also considered that the gravel and paving slabs already in place at the site are acceptable and would not harm the setting of this heritage asset.

It is noted that the change of use permitted under planning permission 10/01834/FUL, has already commenced. Given that the condition states :

*'The change of use hereby permitted shall not take place until a schedule and samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority.'*

I cannot state that the works comply completely with the condition. I can however agree that the proposed materials for the new walls and cycle, and the hard landscaping

materials already in place on site are appropriate to this Listed Building. As such, provided the development is carried using the materials hereby agreed and thereafter maintained as such, this condition is considered to be discharged.

Condition 4: Hard and Soft Landscaping details

This condition requires the submission of planting plans and written specifications of the proposed soft landscaping and details of paving materials to be used for any areas of hard surfacing. The existing gravel and paving slab hard landscaping, which is already in place on site, was viewed by the Case Officer on the 12<sup>th</sup> October 2017. The information below was submitted for this condition:

- Letter from agent, received 3<sup>rd</sup> August 2017
- Drawing No: 6638:17:1 - Site Plan - (parking space material updated by Oct email)
- Email from agent, received 14:53 12<sup>th</sup> October 2017

With regards to the soft landscaping, it is considered that the landscaping shown on Site plan 6638:17:1 is minimal but appropriate to the site and is therefore acceptable. The applicant should note the requirements of Condition 6, i.e. that any landscaping that dies will need to be replaced, and therefore should arrange appropriate maintenance (particularly watering) to ensure establishment.

With regards to the hard landscaping, this is proposed to be a mixture of gravel and paving slabs and is already in place on site. The paving slabs are laid out as per Drawing No: 6638:17:1 - Site Plan, and the proposed parking spaces are gravel, rather than the tarmac stated on the above plan (confirmed by Email from agent, received 14:53 12<sup>th</sup> October 2017). Condition 4 states that materials used for hard surfacing are to be permeable. Whilst the proposed paving slabs are not permeable in themselves they are set within the gravel, as opposed to concrete, and this is considered acceptable and in keeping with Condition 4. It is also considered that the proposed hard landscaping materials would not harm the setting of this Grade II Listed Building and are therefore considered acceptable.

As with Condition 3, it is noted that the change of use permitted under planning permission 10/01834/FUL, has already commenced and as such I cannot state that the works comply completely with the condition, given that the condition states that the use should not commence before submission of the requested details. I can however agree that the proposed hard and soft landscaping is appropriate to this listed residential property. Therefore, this condition is hereby discharged, provided that the development is carried out using the hard and soft landscaping hereby agreed, and thereafter maintained as such.

Please contact me on the number above if you have any further queries.  
Yours sincerely,



**Heather Banks**  
Planning Officer (North/Central) *JBM*