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27 March 2017

Your contact is: Mr Jonathan Markwell, Planning

Dear Ascot Design,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 170382

Application type: Approval of Conditions

Address: 173-175 Kings Road Reading

Proposal: Discharge of conditions 2a (windows), 2b (doors) and 2d (terrace railings) of listed building consent 160776 granted on 05/01/2017.

I refer to the above application to discharge listed building consent conditions 2a, 2b & 2d and respond as follows:

Condition 2a (windows)

The window details, as shown on the following:

New Windows to Lower Ground Floor - 16-T1255 - 141 Rev T4, as received 10/03/17

Superstructure Detail Sheet 10 LGF New Opening Details - 16-T1255- 160 Rev C1, as received 10/03/17

are approved pursuant to condition 2a.

Condition 2b (doors)

The door details, as shown on the following:

New Front Doors to Lower GF Flats: 11, 15 & Communal Entrance - 16- T1255 - 145 Rev T1, as received 10/03/17

Superstructure Detail Sheet 10 LGF New Opening Details - 16-T1255- 160 Rev C1, as received 10/03/17

Alterations to Door Lower Ground Floor - Flat 11 Rear Elevation 16- T1255 - 142 Rev T2, as received 10/03/17

Alterations to Ground Floor Front Doors; Flats 8 ,9 - 16-T1255 - 146 Rev T1, as received 10/03/17

New Door to First Floor Terrace Flat 7 - 16-T1255 - 147 Rev T1, as received 10/03/17

are approved pursuant to condition 2b.

Condition 2d (terrace railings)

The terrace railing details, as shown on the following:

New Metal Balustrading to First Floor Terrace Flat 7 - 16-T1255 - 148, Rev T1, as received 10/03/17

are approved pursuant to condition 2d.

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.

Officers note that this application submission did not include details in relation to condition 2c (glass balustrade). As per the wording of the condition, such details are required to be submitted to and approved in writing by the Council before these works begin. This condition is outstanding and requires a future submission to the Council.

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