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Our Ref: 161233
Your Ref:

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30 November 2016

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

Dear Stephen,

Planning reference 161233
Application to discharge planning conditions
Garrard House, Garrard Street, Reading

I refer to the above application to discharge various conditions. You have submitted the following plans:

- 14-171/A_90_01 Rev. A Proposed External Works (shows mostly hard landscaping arrangements)
- 14-171/A_21_07 Rev. A New Build Typical Details (sectional drawings and window reveals)
- 14-171/A_21_05 Rev. D New Build - Detail Location (window sections and reveals)
- 14-171/A_21_06 Rev. C New Build Typical Details (construction sections)
- 14-171/PL_516 Proposed Roof Plan - Ecology Plan (roof details and bird habitats details)
- 14-171/PL_517 Rev. C Ground and Basement Plan

Condition 3 (Materials)

You have submitted the plans above and a separate materials sample panel.

Recessed elements of the façade: as shown light grey on the approved planning drawings: dark grey Permarock K 1.5 silicone render system, colour: Jura 20 (dark grey).

The 'picture framed' elements of the façade: as shown in white on the approved planning drawings: external mineral fibre insulation with grey permarock K 1.5 silicone render system. Colour: granit 30 (light grey).

Window: Apic windows, reveals as per drawing above, casement openings. Colour: RAL 7009 'green grey' as per sample received, double-glazed with thermal break.

Lift over-run area: corrugated metal cladding as per sample, to be painted black.

Roof membrane: Sarnafil single ply roof membrane in light grey 9525.

The above details are considered to be suitable.

Condition 4 (Construction method statement)

Revised version received on 17 November (Rev.3) and the CMS construction route appendix are both acceptable.

Condition 6 (Hard and soft landscaping)

Hard landscaping: retaining blacktop and relining is acceptable.

Blockwork to pavement: Marshalls Tegula in 'burnt ochre' is acceptable

Sheffield type cycle hoops - stainless steel, acceptable.

Condition 6c requires details of proposed soft landscaping to be submitted. Proposed External Works Plan A_90_01 Rev A states: *'existing planters to be cleaned out, internally tanked and dressed into existing drainage. planting beds to be filled with clean topsoil and re- planted in line with clients / landscape architects detail'*.

Your plan 6108.ASP.PP.1.0 entitled, 'Gerrard House, Reading: planting plan' [sic.] by Aspect landscaping shows suitable shrub planting to the existing planting beds on the Garrard Street frontage.

This is acceptable.

Conditions 10 (Brown roof/biodiversity)

Condition 10 requires the submission of details of swift bricks, black redstart boxes, a peregrine platform and a brown roof. **This condition has now been removed from this application to discharge planning conditions** and a s96a non-material amendment application is awaited.

Condition 15 (Cycle parking)

The plans and details of the Cycle Works' Josta 2-tier racks in the positions shown are acceptable.

The conditions above will be considered to be discharged providing that the development is undertaken and retained in accordance with the details approved in this letter.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Richard Eatough', with a stylized flourish at the end.

Richard Eatough
Principal Planning Officer (North/Central)