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Our Ref: 160565/APPCON & 160720/APPCON
Your Ref:

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19 July 2016

Your contact is: Richard Eatough, Planning

Dear Aaron,

Application for approval of details reserved by condition (04/00344/FUL 04/00379/LBC))
Application references: 160565/APPCON and 160720/APPCON
Land to the rear of 79 London Road and 34 Eldon Terrace, Reading

I refer to the above applications which seek to discharge planning conditions relating to the original planning permission and Listed Building Consent. Planning permission 04/0344/FUL was also subject to a non-material change (152160), which was agreed by the Local Planning Authority on 25/2/2016.

The non-material change sought to separate the annexe (extension) to 79 London Road such that it becomes a separate building, but it is also separate to the remainder of the development at 34 Eldon Terrace. I shall therefore respond separately to these two remaining elements of the original permission/consent, which is proposed to be 'completed'.

160565 Land to rear of 79 London Road

Condition 8 (cycles and bins)

As shown on the latest revised site layout plan 1522-PL-351 Rev. E (received on 18/7/16) Proposed Site Layout Plan and 1522-PL-391 Rev. A. These show a single Sheffield cycle stand within a low-level shed (white render, slate roof, black timber fascia and doors) for bins as well and this is suitable for the purposes of this condition.

On bin collection day, residents who use this rear store will need to take their bins to the area near Eldon Terrace, where the paved area in front of the building will need to be used as the marshalling area for the bins for all the flats.

Condition 9 (external materials)

You have confirmed the external materials as follows:
Walls: white struck 'stucco' smooth render (through-colour)

Roof: Spanish natural slates as per sample seen on site on 10/6/2016. Wooden eaves and bargeboards

Windows: purpose-built hardwood sliding sash windows, double glazed, as supplied and seen on site, with stone windowcills, as fitted and shown in details dated 13 June.

Rainwater goods: these are plastic which is not normally suitable in respect of an extension to a Listed Building, but given that this is now a detached structure, this in on balance, not necessary for the LPA to pursue further.

Other details: wrought iron balcony railings, as fitted.

I can confirm that the above details are suitable in terms of the condition and that these details are also suitable in terms of satisfying Condition 5 of Listed Building Consent 04/00344/LBC.

Condition 11 (landscaping scheme)

You have supplied plan 1522-PL-351 Rev. E Proposed Site Layout Plan.

All species/specifications for soft landscaping are considered to be acceptable.

Implementation and maintenance programme: this has not been supplied. Therefore, the landscaping scheme shall be supplied no later than the first occupation of the dwellings to which they relate (unless an alternative timetable for implementation has been agreed in writing by the Local Planning Authority). Preparation of the landscaping beds shall be suitable for the species to be planted. Maintenance shall include suitable irrigation and replacement of any failed plants within five years of planting.

Handrails around pit area and steps in iron, painted black. This is suitable

Buff riven limestone paving slabs are suitable.

Low-level bollard lighting to the eastern walkway down to the annexe is acceptable.

Details of garden wall:

This is shown on the layout plan above and elevation plan 1522-393 Rev. A.

You propose Hanson Canterbury Multi (65mm Pressed Red Light Texture) brick, which is acceptable. Mortar should be grey, weatherstruck, brick laid in Flemish bond. Your email of 18/7/16 confirms that piers shall be included at regular intervals, to the satisfaction of your client's structural engineer.

Gate: timber, black painted as shown on the above elevation plan.

The above would also satisfy that part of condition 5 of LBC 04/00344/LBC which refers to the new garden wall.

It was agreed at our site meeting on 10 June that the tall fence between 79 and annexe to be reduced down to 2m in height no later than completion of the annexe building. Whilst I would accept that a privacy demarcation between the rear of 79 and the annexe may be suitable, the excessive height is currently a harmful structure to views within the Conservation Area.

Condition 13 (construction method statement)

I can confirm that the submitted Construction Method Statement (22/3/16, amended 31/5/16) is acceptable.

160720 Land at 34 Eldon Terrace

Condition 8 (cycles and bins)

As shown on revised site layout plan 1522-PL-351 Rev. E Proposed Site Layout Plan and 1522-PL-392 Rev. 0 Proposed Bin Store Details.

These show two Sheffield cycle stands within a low-level shed to the rear of the building and are suitable.

Condition 9 (external materials)

Walls: plain smooth white render through-colour

Roof: Spanish natural slate, as above, red flat clay ridge tiles to roof ridge and similar to bays. Plain red clay chimney pots.

Windows: white uPVC sliding sash double glazed as sample supplied make profile as seen and as shown in details dated 13 June. Reveals to be same as Annexe to 79 Stone heads & sills to windows - to match annex at rear of 79 London Road.

Velux Conservation Rooflights, as per details dated 13 June.

Rainwater goods: black uPVC

Other details: white uPVC soffits, bargeboards and brackets

All details as supplied in details dated 13 June.

I can confirm that the above details are suitable in terms of the condition and that these details are also suitable in terms of satisfying condition 5 of Listed Building Consent 04/00344/LBC.

Condition 11 (landscaping scheme)

Proposed site layout plan 1522-PL-351 Rev. E, as above is generally suitable and now shows a Silver Birch to front. This should be a minimum Standard nursery stock size of 2.75m-3m in height with a clear stem. The landscaping bed to the west of the entrance to Eldon Terrace is not labelled but your email of 18/7/16 confirms that this will be a 'Planted Area' as shown elsewhere on the plan, with a similar species mix.

Implementation and maintenance programme: this has not been supplied. Therefore, the above is agreed on the basis that the landscaping scheme shall be supplied no later than the first occupation of the dwellings to which they relate (unless an alternative timetable for implementation has been agreed in writing by the Local Planning Authority). Preparation of the landscaping beds shall be suitable for the species to be planted. Maintenance shall include suitable irrigation and replacement of any failed plants within five years of planting.

Driveway:

This shall be Sureset permeable paving for the car parking/driveway areas as supplied in details on 13 June. To be installed as per the manufacturer's specification you have supplied. Buff riven limestone paving is acceptable.

Low-level bollard lighting is shown. This is suitable, providing that the lights are under 1m in height.

Condition 13 (construction method statement)

I can confirm that the submitted Construction Method Statement (22/3/16, amended 31/5/16) is also acceptable in terms of application 160720/APPCON.

Conclusion and advice

The above details are considered to be acceptable. However, as you are aware, the confirmations in this letter cannot be taken that the relevant conditions are discharged, as for a number of reasons (principally due to the commencement of the scheme a number of years ago without complying with the relevant pre-commencement conditions), the development has commenced before the conditions have been discharged.

However, I can confirm that provided that the development proceeds in accordance with the details contained within this letter, here are considered to be no outstanding planning conditions, nor matters of enforcement.

I trust that this letter is suitable for your purposes. Should you have any further queries, please do not hesitate to contact me on the above number.

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)