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Emma Gee
Acting Executive Director Economic Growth
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Civic Offices, Bridge Street,
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Our Ref: 230048

Your Ref: PP-11841065-v1

e-mail: Jonathan.Markwell@reading.gov.uk

28 May 2024

Your contact is: Mr Jonathan Markwell, Planning

Dear Lainston Woodley Arms LLP,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 230048

Application type: Approval of Conditions

Address: The Woodley Arms Ph Waldeck Street Reading RG1 2RF

Proposal: Discharge of condition 9 (postal addresses) and retrospective discharge of condition 16 (surface water and foul water drainage detailed scheme) of permission 171893, as allowed on appeal ref. APP/E0345/W/18/3199152 on 10/10/18.

I refer to the above application to discharge planning permission condition 9 (postal addresses) and the retrospective discharge of condition 16 (surface water and foul water drainage detailed scheme). These are associated with permission 171893, as allowed on appeal ref. APP/E0345/W/18/3199152 on 10/10/18. I respond as follows:

Condition 9 (postal addresses)

The postal address details, as shown on the following:

Confirmation of addresses 'RE: New development of 38 flats at Charndon Close, Reading' letter from Street Naming and Numbering GI & Business Systems at Reading Borough Council, dated 16/08/2023

Plot to Postal List for: 1 and 3, Charndon Close, Reading from Reading Borough Council Street Naming and Numbering

STREET NAMING & NUMBERING PLAN 1, Charndon Close, Reading, RG2 0WL and 3, Charndon Close, Reading, RG2 0WP Ref 34520230706 dated 16/08/2023

1559-M-101 Rev A - Floor Plan Block A AS BUILT

1559-M-201 Rev A - Floor Plan Block B AS BUILT
As all received on 01/11/2023

are approved pursuant to condition 9.

The above condition, 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.

Condition 16 (surface water and foul water drainage detailed scheme)

The surface water and foul water drainage detailed scheme details, as shown on the following:

1559-GA-502 - Site Drainage AS PROPOSED
As received 16/01/2023

Foul Water Flow Calculations - Technical Note by Odyssey Ref 23-034 dated February 2023
Email from Goadsby 'FW: Former Woodley Arms, Weldeck St, Reading (230048)' dated 17/03/2023
As both received on 17/03/2023

Percolation Test Recording Sheet by KJ Parker Ltd
Drainage Technical Note by Odyssey Ref 23-095-01 dated 06/07/2023
1559-GA-501 Rev F - Site Drainage AS PROPOSED
As all received on 28/05/2024

are considered to be acceptable.

However, the confirmation in this letter cannot be taken that this condition is discharged, as the wording of the condition required for these details to be submitted and approved by the local planning authority prior to the commencement of superstructure works. It is clear from the status of the site (for example, from an unaccompanied officer visit to the exterior of the site on 20/07/2023) that works have long gone beyond the commencement of superstructure works at the site.

Notwithstanding this, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement, as the details submitted are considered acceptable, providing that the approved scheme is fully implemented prior to the occupation of the development, as per the wording of condition 16. Accordingly, the condition is effectively discharged at this juncture (subject to being fully implemented as per the above), but retrospectively in this instance.

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 via email address as above.

Yours sincerely

Jonathan Markwell

Mr Jonathan Markwell
Principal Planning Officer

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>