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Emma Gee
**Acting Executive Director for Economic
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Our Ref: 240298

Your Ref: PP-12847227-v1

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22 May 2024

Your contact is: Mr Gary Miles, Planning

Dear STL Architecture,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 240298

Application type: Approval of Conditions

Address: Telscombe Upper Warren Avenue Caversham Reading RG4 7EB

Proposal: Application for Approval of Details Reserved by Conditions 3 (Materials), 5 (Arboricultural Method Statement with Tree Protection Plan) and 7 (Construction Method Statement) of application 231675

I refer to your application as described above.

Condition 3

Condition 3 states: No development shall commence above foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

The following information was submitted: Proposed Materials Schedule (Shaun Tanner Architecture & Planning) The document details choice of bricks and painted timber cladding for the elevations. Windows, front door, rear French doors and garage door, colours and specs. Roof materials product type and colour and rainwater goods spec and material.

The information provided is sufficient to fulfil the requirements of Condition 3 of planning permission 231675. Therefore the above documents are hereby **approved** pursuant to condition 3.

Condition 5

Condition 5 states: No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with BS5837:2012 and other appropriate British Standards or other recognised Codes of Good Practice for the required works within the Root Protection Areas of trees, the location and phasing of the Tree Protection Fencing and for the no-dig and CCS system relating to the new parking arrangement have been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan at all times.

The following information was submitted: BS5837 Trees Survey Assessment & Tree Protection Plan 231865/A2_AIA_Rev.B (Indigo Surveys Ltd) dated May 2024.

The information provided is sufficient to fulfil the requirements of Condition 5 of planning permission 231675. Therefore the above documents are hereby **approved** pursuant to condition 5.

Condition 7

Condition 7 states: No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority.

The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) All deliveries of material to occur onsite to avoid blocking access to the road and provisions to be made for deliveries
- d) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- e) Provisions to be made for the control of noise coming from the site during demolition and construction;

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

The following information was submitted: Construction Method Statement (Shaun Tanner Architecture & Planning) Revision A - dated April 2024 - noise control added.

Drawing no: 3905/401 Rev A - Site Plan - dated Feb 2024.

The submitted documents confirm the following: location of welfare unit, materials storage, contractors and visitor parking, skips and waste storage, deliveries, wheel washing facilities, mitigation of surface water run-off, street cleansing, temporary footway closures and diversions, provisions for the control of noise and dust, hotline telephone numbers, confirmation of access routes to and from site, scaffolding, mobile cranes, pumps and hoists, plant and equipment, tree protection fencing.

The information provided is sufficient to fulfil the requirements of Condition 7 of planning permission 231675. Therefore the above documents are hereby **approved** pursuant to condition 7.

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

G Miles

Mr Gary Miles

SDV