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Our Ref: 230671

Your Ref: PP-12144835-v1

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16/04/2024

Your contact is: Nathalie Weekes, Planning

Dear Archi-tekt Partnership LTD,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 230671

Application type: Approval of Conditions

Address: Alexander House 205-207 Kings Road Reading RG1 4LS

Proposal: Application for approval of details reserved by condition 3 (schedule of materials) of Application 210902

I refer to the above application to discharge planning permission condition 3 (schedule of materials) as described above and respond as follows:

Condition 3 (schedule of materials)

Condition 3 states the following:

*3. * No development shall commence until a schedule of the materials (specification details and photographs) to be used in the construction of the following external surfaces of the development hereby permitted:*

- a) third floor and roof terrace floor extension façade materials;*
- b) windows and doors details;*
- c) external balcony materials*

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.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development

responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

The following document(s) are hereby approved pursuant to discharge condition no. 3:

Rockpanel Data sheet
Balconette - Balcony Privacy Screen System
As received 16 May 2023

Email from agent, Archi-tekt 15/08/2023 10:39, to explain:

- Ral 7004 for the wall cladding is proposed
- The pattern of the cladding is vertical with horizontal header to match planning approved elevations
- Document containing specifications in the email:
 - i. the composite material specification
<https://www.charlesandivy.co.uk/products/aspen-fence-panel-aluminium-posts?variant=43504235512024>
 - ii. Rockpanel fire safety brochure and additional information relating to Part L wall cladding building regulations was provided https://www.rockpanel.co.uk/products-overview/a2-fs-extra/?utm_source=google&utm_medium=cpc&utm_campaign=8499367588&utm_content=90139981887&utm_term=&gclid=CjwKCAjwxOymBhAFEiwAnodBLKG70M7uS2YtSb85P2P11WVRMCvvUEKb9mji_9A43y4iVg5ATZ11TBoCe-cQAvD_BwE

As received 15 August 2023

AHR_PA2 106 Proposed roof terrace & roof floor plans
Planning materials statement, Archi-tekt Partnership, Revised
As received 25 March 2024

Bauder General Maintenance Watering Guide
As received 27 March 2024

Email from the agent on 15/04/2024 at 18:36 stating, 'We can confirm that the green roof is proposed on the green shaded area on the AHR PA2 106 roof plan, as received on 25/03/2024 at 17:57'.

As received 15 April 2024

Materials are required to be in accordance with relevant building regulations with respect to cladding and fire safety. (The new Building etc (Amendment) (England) Regulations 2022 and amendments to AD B came into force on 1st December 2022. From 1st December 2022, the ban on the use of combustible cladding was extended to include building work on relevant buildings, such as with at least one floor above 11m in height. The external surfaces of external walls and materials (e.g., specified attachments, insulation etc) should be no less than class A2-s1, d0.)

Any changes to this provision, relating to the plans approved under application 210902 would require additional information to be discharged.

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.

Yours sincerely

NW

Nathalie Weekes