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Our Ref: PL/24/1051
Your Ref:
PP-13297635
Direct: ☎
15 October 2024

Your contact is: Anthony Scholes, Planning

Dear Mr Nino Bartolomei

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/1051

Application Type: Approval of details reserved by a condition

Location: 17 ST JOHNS ROAD, READING, RG1 4EB

Proposal: Part-retrospective application for Approval of Details Reserved by Conditions 3, 4, 5 and 7 of application 240088

I refer to your Approval of Conditions application as described above.

Condition 3 (Materials)

This Condition states:

“No development shall commence until a schedule of the materials to be used in the construction of the external surfaces, including samples, 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 documents are hereby approved pursuant to condition no. 3

- The Keen Partnership, IMG_3657-preview.pvt (photo of brick wall as constructed)
Received by the Local Planning Authority on 30 September 2024
- The Keen Partnership, 'Proposed Front Elevation', Drawing No. 9295-116
Received by the Local Planning Authority on 8 October 2024
- The Keen Partnership, 'Proposed External Materials Rev F' Drawing No. 9295-115 Rev F
Received by the Local Planning Authority on 14 October 2024

It is noted that the condition is not fully discharged, as the development must be undertaken in accordance with the approved details as above.

Condition 4 (Construction Method Statement)

This condition 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 following document is hereby approved pursuant to condition no. 5:

- The Keen Partnership, “CONSTRUCTION METHOD STATEMENT FOR THE CONVERSION & CHANGE OF USE OF CLASS E GROUND FLOOR, INTO 1NO 3 BEDROOM HOUSE INCORPORATING BASEMENT.”
- The Keen Partnership, “CMS Plan Condition 4” Drawing No. 9295-108 Rev A
Received by the Local Planning Authority on 14 August 2024

It is noted that the condition is not fully discharged, as the development must be undertaken in accordance with the approved details as above.

Condition 5 (Landscaping)

This condition states:

“Prior to first occupation/use of the building hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.”

The following document is hereby approved pursuant to condition no. 5:

- The David Williams Landscape Consultancy, “Landscape Proposals Plan” Drawing No. 0531-L1 Rev A
- The Keen Partnership, “Proposed Elevations Rev D”, Drawing No. 9295-112 Rev D
Received by the Local Planning Authority on 16 September 2024

It is noted that the condition is not fully discharged, as the development must be undertaken in accordance with the approved details as above.

Condition 7 (Details of vehicle access and reinstatement)

This condition states:

“No development shall commence on site until full details of the vehicle access serving the development has been submitted to and approved in writing by the Local Planning Authority. The vehicle access shall thereafter be constructed in accordance with the approved details prior to first occupation.”

The following document is hereby approved pursuant to condition no. 7:

- The Keen Partnership, “Proposed Plans Rev G”
Received by the Local Planning Authority on 8 October 2024

It is noted that the condition is not fully discharged, as the development must be constructed in accordance with the approved details as above.

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 or the direct line as above.

Yours sincerely

Anthony Scholes

Anthony Scholes
Senior Planning Officer