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Our Ref: 231686

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30<sup>th</sup> May 2024

Ms Gemma Beazley  
Via email only  
gemma@keenpartnership.co.uk

Your contact is: Ms Ethne Humphreys, Planning

Dear Ms Beazley,

## TOWN AND COUNTRY PLANNING ACT 1990

**Application Reference:** 231686

**Application type:** Approval of Conditions

**Address:** 1a North Street, Caversham, Reading

**Proposal:** Application for approval of details reserved by conditions 3 (Materials), 4 (CMS), 5 (Hard and Soft Landscaping), 7 (Vehicle Access), 12 (Noise Mitigation), 13 (Noise Insulation Scheme), 14 (Air Quality Assessment), 16 (Refuse & Recycling), 20 (AMS & TPP), 22 (SUDS) of application 201680 - works commenced

I refer to the above application to discharge conditions 3 (Materials), 4 (CMS), 5 (Hard and Soft Landscaping), 7 (Vehicle Access), 12 (Noise Mitigation), 13 (Noise Insulation Scheme), 14 (Air Quality Assessment), 16 (Refuse & Recycling), 20 (AMS & TPP), 22 (SUDS) of planning permission 201680 and respond as follows:

### Condition 3 (Materials)

The material details, as shown on the following:

Elevations Proposed 9248 02 (materials annotated on drawing to include Sandtoft dark grey Calderdale roof tiles, traditional English red brick, semi-dry cast light Bath Stone heads and sills, white upvc sash windows, black PAS 24 front entrance door with glazed panels, black wrought iron railings and light grey block paviours with dark grey paviours to demarcate parking areas and borders)

Received 22<sup>nd</sup> November 2023

Are approved.

### Condition 4 (CMS)

See letter from the Local Planning Authority dated 15<sup>th</sup> February 2024.

Condition 5 (Hard and Soft Landscaping)

The Council's Natural Environment Officer has confirmed that the landscaping details, as shown on the following:

Landscape Proposals Plan No.L1 Rev C dated 19.11.23

Tree Pit Details - Soft Areas LD2 dated 1.3.24

Received 7<sup>th</sup> March 2024

Tree Pit Details - Hard Areas LD1 Rev A dated 1.3.24

Proposed Private Drainage Layout No.201 Issue P2

Proposed Drainage Construction Details No.202 Issue P2

Received 14<sup>th</sup> March 2024

Are approved. You are reminded that in respect of landscaping and, as per the condition, any new shrubs/tree planting which die, fail to thrive, become seriously diseased or are removed within a period of 5 years from completion of the works are to be replaced.

7 (Vehicle Access)

The Council's Transport Officer has confirmed that the vehicle access details, as shown on the following,

Proposed Site Plan 9159-110 Rev A

Received 6<sup>th</sup> February 2024

Are approved.

Conditions 12 (Noise Mitigation) and 13 (Noise Insulation Scheme)

The Council's Environmental Protection Officer has confirmed that the details, as shown on the following,

Noise Impact Assessment prepared by SYNTEGRA Consulting dated October 2020 ref.20-7332

Received 22<sup>nd</sup> November 2023

Are approved.

Condition 14 (Air Quality Assessment)

The Council's Environmental Protection Officer has confirmed that the details, as shown on the following,

Air Quality Assessment prepared by SYNTEGRA Consulting dated November 2020 ref.20-7332

Received 22<sup>nd</sup> November 2023

Are approved.

Condition 16 (Refuse and Recycling)

The refuse and recycling details, as shown on the following,

Site Plan Proposed 03

Received 22<sup>nd</sup> November 2023

Are approved. The bin storage shall include pest and vermin control measures.

Condition 20 (AMS & TPP)

The Council's Natural Environment Officer has confirmed that the details, as shown on the following,

1a North St Arboricultural Method Statement Letter from Maverick Properties dated 07.03.2024 in conjunction with Harper tree consulting

Received 20<sup>th</sup> March 2024

Are approved.

Condition 22 (SuDS)

The Council's LLFA and Natural Environment Officers have confirmed that the details as shown on the following,

Tree Pit Details - Hard Areas LD1 Rev A dated 1.3.24

Proposed Private Drainage Layout No.201 Issue P2

Proposed Drainage Construction Details No.202 Issue P2

Surface Water Drainage and SuDs Strategy Report EX23/140/08 Rev A

Received 14<sup>th</sup> March 2024

Are approved.

It is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and subsequent use of the development.

Should you wish to discuss this matter further, please contact me via my email address or the direct line as above.

Yours sincerely

*Ethne Humphreys*

Ms Ethne Humphreys  
Principal Planning Officer