Planning, Reading Borough Council
Civic Offices, Bridge Street, Reading RG1 2LU

Website: www.reading.gov.uk
Tel: 0118 9373787

Reading BOROUGH COUNCIL

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 85

Suffix:

Property Name:

Address Line 1: London Road

Address Line 2:

Address Line 3: Reading

Town/city: Reading

Postcode: RG1 5BY

Description of site location must be completed if postcode is not known:

Easting (x): 472656

Northing (y): 173104

Description:

Applicant Details

Name/Company

Title

Mr

First name

Tom

Surname

Dodsworth

Company Name

Address

Address line 1

85 London Road

Address line 2

Address line 3

Town/City

Reading

County

Reading

Country

United Kingdom

Postcode

RG1 5BY

Are you an agent acting on behalf of the applicant?

- ○ Yes
- ☑ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Replacement and repositioning of the Lower Ground Floor to Ground Floor staircase and removal of parts of 2 subdividing walls on the Lower Ground Floor. Moving of 1 internal door to create ensuite to Level 01. 2 new internal walls on Level 02 to increase the size of existing shower room. 2 lead flat roofs to replace lower felt flat roofs.

Reference number

PL/23/1503

Date of decision (date must be pre-application submission)

18/12/2023

Please state the condition number(s) to which this application relates

Condition number(s)

PL/23/1503: 3

Has the development already started?

- (x) Yes
- ( ) No

If Yes, please state when the development was started (date must be pre-application submission)

01/02/2024

Has the development been completed?

- ( ) Yes
- (x) No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ( ) Yes
- (x) No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Character limit insufficient to provide full description - Repairs & repoint using lime mortar & render colour matched - Breathable matt masonry paint, white/off-white to match existing - Cast aluminium guttering & flat back hopper, graphite colour - Painting iron balusters, traditional graphite colour - Galvanised steel ACO drain - Eaves, Fascia and soffits rotten timber will be replaced with new soft wood, like for like. White paint, colour matched - Flat roof / Lead labs, code 6 lead, 18mm OSB decking boards. Built on top of existing timber joists - Slate tile - Repairs/ replacement of modern construction room: wood wool boards, ThermaFleece & Lime plaster. 150mm code 4 lead flashing, lead sealant, patination oil - Wood fibre & Thermafleece insulation between roof trusses. Wood wool boards with lime plaster skim - Front iron gate / Traditional metal paint, traditional graphite colour - Full rewire & new lighting. Floorboards & skirting boards to be lifted where necessary, retained & reinstated - New boiler & Water under floor heating system installed within the limecrete floor. Water under floor heating installed in Level 02 & 03 using under hung system suspended between floor joists. System provided by Nu-Heat - Limecrete flooring (geotextile membrane, GEOCELL Foam Glass, Underfloor heating pipes attached to grid, Lime screed/slab, 30 mm cork board surround - Natural stone flooring & tiles - Flagstone bedding screed 20-50 mm of 2 parts aggregate to 1 part NHL5. Grout with 2 parts aggregate to 1 part NHL - Insulate/ acoustic insulation between joist on all levels, using breathable conservation style materials: Thermafleece Cosy Wool - Gypsum plaster to be removed, reinstate lime plaster - Repair coving and architraves with Lime plaster, ensuring to match existing designs and details - Steel beams and supports, Lime plaster finish - Timber external door of existing style (4 panel door) - Internal doors repair by splicing in timber where necessary. Locks to be repaired or reinstated where necessary - Traditional painted timber door, style to complement existing doors in the house (4 panel) - Wooden pocket door - New internal walls: CLS timber frame, SAVOLIT Plus wood wool board, P010 joint adhesive, Thermafleece natural wool internal insulation, Lime plaster skim - Flue pipe, Chimney cap - Porcelain, Non-combustible hearth, Chimney liner, 316 or 904-grade stainless steel, Register plate, fireproof mortar, Flue liner - Hearth Porcelain tile - New timber staircase - Reinstate missing spindle at bottom of staircase with new matching timber spinal - Reinstate timber balusters and balustrading at the top of the steps, square edged Balusters to match existing - Stained glass window: Repair broken panes with replacement glass matched vintage glass where possible, if no match found then new complementary glass will be used - Extractor fan (at location LL) external vent to be fitted through brickwork. Cast iron extractor hood

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- (✓) Yes
- ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ( ) The agent
- (✓) The applicant
- ( ) Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- (✓) Yes
- ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

18/12/2023

Details of the pre-application advice received

Pre-planning application advice sought prior to conservation permission & planning application including prior site visit.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Tom Dodsworth

Date

23/02/2025