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Our Ref: PL/25/0262
Your Ref: PP-13790246

21 March 2025

Your contact is: Nathalie Weekes, Planning

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/0262

Application Type: Approval of details reserved by a condition

Location: NORTH BLOCK, ROYAL BERKSHIRE HOSPITAL, LONDON ROAD, READING

Proposal: Application for Approval of Details Reserved by Condition 2 (Materials) of permission 221385 – as amended by 25/0279/NMA – for Phase 1 Stonework repairs

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

Application 221385 granted permission for 'Permission to carry out urgent repairs to the building's fabric to make safe structurally and watertight. Repair works to stonework, replacement roof, stripping of rotten timbers internally, removal of defective plaster and removal of floorboards and ceilings to allow access through the building to inspect and make safe roof structure.' on 21 June 2023. The part discharge of Condition 2 materials should be read in conjunction with the non material amendment permission granted under PL/25/0179, dated 21 March 2025 which altered the wording of condition 2 to:

2. Prior to commencement of each phase/s of works, as shown on approved plan 6947.290 Phasing plan for repairs as proposed for the north block east wing, a full material schedule (along with samples), including type of finishes, and a full inventory of all the details to be recreated and/ or rebuilt (including photos) for the phase/s, is to be submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans, and must show the relationship with the surrounding / original fabric. The works shall then progress in strict accordance with the approved details unless agreed otherwise in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

The following documents are hereby approved pursuant to Condition 2 (Materials) for Phase 1 Stonework repairs of application 221385.

6270 – Royal Berkshire Hospital, Method of repairs and proposed materials, A F Jones Stone heritage.



As received 18/03/2025

Phase 1 works outlined in the above condition shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

For clarity, Phase 2 Roof replacement and repair **and Phase 3** Removal of internally damaged timber **cannot currently be approved as additional information is required.**

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 faithfully

SDV

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Nathalie Weekes
Senior Planning Officer