

Mr Tom Dodsworth
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Our Ref: PL/24/1473
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07/04/2025

Your contact is: Huimin Chen, Planning

Dear Mr Tom Dodsworth

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/1473

Application Type: Approval of details reserved by a condition

Location: 85 London Road, Reading, RG1 5BY

Proposal: Application for Approval of Details Reserved by Condition 3 of Application PL/23/1504

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

As a reminder, Condition 3 states:

3. No development shall commence on site until a schedule of the materials to be used (including new leadwork, external doors, flues and other pipework piercing the roof), and a full schedule of works of the development hereby permitted, including measures to protect the retained listed building fabric have been 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 development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed 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 plans/information were submitted on 4th November 2024:

- Drawing No. 0150 Rev 1 – Existing and Proposed - Stair Sections
- Drawing No. 0200 Rev 1 – Existing and Proposed - Front Elevation
- Drawing No. 0201 Rev 1 – Existing and Proposed - Rear Elevation
- Drawing No. 0100 Rev 1 – Existing and Proposed - Ground Floor Plan
- Drawing No. 0101 Rev 2 – Existing - Additional Floor Plans
- Drawing No. 0102 Rev 2 – Proposed - Additional Floor Plans
- Drawing No. 0202 Rev 1 – Existing and Proposed - Side Elevation
- Drawing No. 0300 Rev 1 – Site Block Plan
- Drawing No. 0500 Rev 1 – Location Plan

- Drawing No. 2301-32400 – Proposed Staircase
- Drawing No. 0099 Rev 1 – Existing and Proposed - Lower Ground Floor Plan
- Application Form
- Planning Statement
- Thermafleece_Floor-Application-notes-V5.02
- Thermafleece_Warm-Roof-application-notes-V7
- GEOCELL-installation-guidance-2024
- 231503 - Building schedule
- SCLM14 install-10.04.19
- Spec-sheet-con456-1
- TPBA14 install-24.06.16

The details were reviewed by the case officer and the Conservation Officer. The plans/information are considered sufficient to fulfil the requirements of Condition 3 of planning permission PL/23/1504. As such, this condition is hereby 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.

Yours sincerely

H. Chen

Huimin Chen
Planning Officer