

Dr Hadi Moallemi
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Our Ref: PL/24/1268
Your Ref:
PP-13430701
Direct: ☎
13 June 2025

Your contact is: Anthony Scholes, Planning

Dear Dr Hadi Moallemi

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/1268

Application Type: Approval of details reserved by a condition

Location: 8 KELMSCOTT CLOSE, CAVERSHAM, READING, RG4 7DG

Proposal: Application for Approval of Details Reserved by Condition 5 (Arboricultural Method Statement and Tree Protection Plan) of Application 211021

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

Planning Permission PL/21/1021 (old referenced 211021/FUL)

Planning permission 21/1021 for the “*Demolition of existing dwelling and erection of a two storey, 5 bedroom dwelling*” was approved on 24 November 2021.

Condition 1 of that permission stated that: “*The development hereby permitted shall begin no later than three years from the date of this planning permission.*” No substantive work toward the implementation of that permission was demonstrated to the LPA to show that this permission had been implemented before 24 November 2024. As such, the permission to which this discharge of condition application relates has lapsed (the trigger point for the above mentioned condition was pre-commencement). The condition to which this application relates is not considered to exist to enable the discharge of the condition. Therefore no decision, other than that the condition is **not discharged** is capable of being given.

Condition 5

In addition to the above, insufficient information was submitted in relation to this condition. Therefore, the condition is **not discharged**.

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

Yours sincerely

AS

Anthony Scholes
Principal Planning Officer