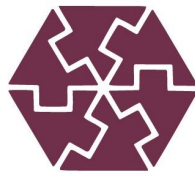


Planning, Reading Borough Council
 Civic Offices, Bridge Street, Reading RG1 2LU
 Website: www.reading.gov.uk
 Tel: 0118 9373787



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	37
Suffix	
Property Name	Church View
Address Line 1	Princes Street
Address Line 2	
Address Line 3	Reading
Town/city	Reading
Postcode	RG1 4EG

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

Easting (x)	Northing (y)
472394	173081
Description	

Applicant Details

Name/Company

Title

Mr and Mrs

First name

Jackson and Yulia

Surname

Kemp

Company Name

Address

Address line 1

37 Church View Princes Street

Address line 2

Address line 3

Town/City

Reading

County

Reading

Country

United Kingdom

Postcode

RG1 4EG

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

Proposed Loft Dormer to Rear and 2 front conservation skylights

Reference number

PL/25/0910

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

16/10/2025

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

Condition number(s)

1.

The development hereby permitted shall begin no later than three years from the date of this planning permission.
Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2.

The development hereby permitted shall not be commenced until a schedule of the materials including specifications of the conservation rooflights and zinc roof, to be used in the construction of the external surfaces of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the approved details at all times.
REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 and EN3 of the Reading Borough Local Plan 2019

3.

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:
CN_006 Rev 1 Proposed site plan
CN_007 Rev 1 Proposed floor plans
CN_12 Rev 1 Proposed elevations
As received 13 October 2025
CN_001 Location Plan
CN_005 Proposed Demolished Plan
Heritage Statement, Haus, Tuesday 24 June 2025
As received 24 June 2025

Has the development already started?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

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

Description of Materials – Roof Covering (for Discharge of Planning Conditions)

The roof covering for the proposed development will utilise Blachotrapez Retro Panel 25/340 standing-seam style metal roof panels. These panels are manufactured as precision-formed, lightweight metal sheets designed to replicate the appearance of traditional standing seam roofing while providing a modern, durable, and visually refined finish.

Product: Blachotrapez Retro Panel 25/340

Material Options:

Steel, 0.5 mm finished thickness

Aluminium, 0.6 mm finished thickness (depending on location or specification)

Cover Width: 309 mm

Total Width: approx. 340 mm

Seam/Welt Height: 25 mm

"Click" Lock Seam Height: 19 mm

Recommended Maximum Length: up to 8 m

Finish and Appearance

The roofing panels are supplied with a high-performance factory coating designed for long-term durability and weather resistance. The final finish provides a clean, seam-based aesthetic in keeping with both traditional and contemporary architectural styles.

Description of Materials – Heritage Conservation Roof Window

The proposed roof windows will be VELUX Heritage Conservation Roof Windows (GCL model), selected specifically to complement heritage and conservation-style properties. The design provides a traditional slim-profile appearance while meeting modern performance standards.

Product Specification

Model: VELUX Heritage Conservation Roof Window (GCL series)

External Frame Finish: Black conservation-style slim aluminium profile

Internal Finish:

High-quality natural pine,

Painted white using a water-based lacquer for a durable satin finish.

Glazing Specification

The units will be fitted with heritage-compatible double glazing, incorporating:

Rain noise reduction glass

Safety-laminated inner pane

Toughened outer pane

UV filter protection

EasyClean coating for reduced maintenance

Thermal performance:

U-value: approx. 1.1 W/m²K (varies slightly by size)

Roof Compatibility

Suitable for roof pitches between 20° and 65°.

Flashing will be installed in accordance with manufacturer guidance to ensure full weatherproofing.

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

PL/25/0910

Date (must be pre-application submission)

24/06/2025

Details of the pre-application advice received

The development hereby permitted shall not be commenced until a schedule of the materials including specifications of the conservation rooflights and zinc roof, to be used in the construction of the external surfaces of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the approved details at all times.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 and EN3 of the Reading Borough Local Plan 2019

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

VALENTINA ANTONIUC

Date

01/12/2025