

09/12/2025

Your contact is: Nathalie Weekes, Planning

Dear Mr Surjit Jutla

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/1019

Application Type: Approval of details reserved by a condition

Location: 58 KINGS ROAD, READING

Proposal: Application for Approval of Details Reserved by 4 (CMS), 11 (Archaeology), 13 (Hard and soft landscaping), 16 (SAP), 18 (Green roof details), and 19 (Flood resistant materials) of application PL/23/1334.

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

Condition 4 (CMS)

The following documents are hereby approved pursuant to Condition 4 (CMS) of application PL/23/1334 providing that the development is undertaken in accordance with the approved details:

- CMS Doc1 - REV A as received 4 December 2025
- 9436-122 Rev B CMS PLAN REV 03, dated 2nd May 2025, Issued 31st October 2025, as received 28 November 2025

Please note that if any of the hoarding is on a public highway, a licence would be required from the Highways team: Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

Condition 11 (Archaeology)

The following documents are hereby approved pursuant to Condition 11 (Archaeology) of application PL/23/1334 providing that the development is undertaken in accordance with the approved details:

- KRR21/193 Archaeological Evaluation, Thames Valley Archaeological services, March 2024 as received 17 July 2025

Condition 13 (Hard and soft landscaping)

The following documents are hereby approved pursuant to Condition 13 (Hard and soft landscaping) of application PL/23/1334 providing that the development is undertaken in accordance with the approved details:

- L1, Rev: E LANDSCAPE PROPOSALS PLAN, 2nd June 2025, Project No. 0548 as received 28 November 2025
- Hard landscaping plan Rev A issue date 27 November 2025 as received 28 November 2025
- DWLC/0548/A5/L1D/DHW 5 year post planting management/maintenance schedule, December 2025, David Williams Landscape consultancy as received 4 December 2025
- CMS Doc1 - REV A as received 4 December 2025
- 9436-122 Rev B CMS PLAN REV 03, dated 2nd May 2025, Issued 31st October 2025, as received 28 November 2025

Condition 16 (SAP)

The following documents are hereby approved pursuant to Condition 16 (SAP) of application PL/23/1334 providing that the development is undertaken in accordance with the approved details:

- PEA_25361 - Flat 1_As Designed_2025-07-24_08-57-14, Elmhurst energy as received 28 July 2025
- PEA_25361 - Flat 2_As Designed_2025-07-24_08-57-14, Elmhurst energy as received 28 July 2025
- PEA_25361 - Flat 3_As Designed_2025-07-24_08-57-14, Elmhurst energy as received 28 July 2025
- PEA_25361 - Flat 4_As Designed_2025-07-24_08-57-15, Elmhurst energy as received 28 July 2025
- SummaryInformation_25361 - Flat 1_As Designed_2025-07-24_08-57-14, Elmhurst energy as received 28 July 2025
- SummaryInformation_25361 - Flat 2_As Designed_2025-07-24_08-57-14, Elmhurst energy as received 28 July 2025
- SummaryInformation_25361 - Flat 3_As Designed_2025-07-24_08-57-15, Elmhurst energy as received 28 July 2025
- SummaryInformation_25361 - Flat 4_As Designed_2025-07-24_08-57-15, Elmhurst energy as received 28 July 2025

Condition 18 (Green roof details)

The following documents are hereby approved pursuant to Condition 18 (Green roof details) of application PL/23/1334 providing that the development is undertaken in accordance with the approved details:

- 9436-118 Condition 3 - Materials Green Roof REV 02 as received 1 October 2025
- ZinCo_Biodiversity_Green_Roof Specification as received 1 October 2025

Condition 19 (Flood resistant materials)

The following documents are hereby approved pursuant to Condition 19 (Flood resistant materials) of application PL/23/1334 providing that the development is undertaken in accordance with the approved details:

- Flood mitigation strategy V1, 1 August 2025 as received 4 August 2025, Oakshire Environmental

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 by email.

Yours sincerely

Nathalie Weekes
Senior Planning Officer
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