

Mr Tom Dodsworth
85 London Road, Reading, Reading,
United Kingdom, RG1 5BY

Civic Offices,
Bridge Street
Reading,
RG1 2LU
☎ 0118 9373787

Our Ref: PL/25/0290
Your Ref: PP-13801081
Direct: ☎ 0118 9374 296
05/01/2026

Your contact is: Huimin Chen, Planning

Dear Mr Dodsworth,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/0290

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 (Materials) of application PL/23/1503

I refer to the above application to discharge planning permission condition 3 (materials) and respond as follows:

Condition 3 (Materials)

The materials details, as shown on the following:

- GEOCELL-installation-guidance-2024
- Spec-sheet-con456-1
- Thermafleece_Floor-Application-notes-V5.02
- SCLM14 install-10.04.19
- TPBA14 install-24.06.16
- Thermafleece_Warm-Roof-application-notes-V7
- 231503 - Building schedule
- Drawing No. 0099 - Existing and Proposed - Lower Ground Floor Plan
- Drawing No. 0100 - Existing and Proposed - Ground Floor Plan
- Drawing No. 0102 - Proposed additional floors
- Drawing No. 0150 - Existing and Proposed - Stair Sections
- Drawing No. 0202 - Existing and Proposed - Side Elevation
- Drawing No. 0200 - Existing and Proposed - Front Elevation
- Drawing No. 0201 - Existing and Proposed - Rear Elevation
- Drawing No. 2301-32400-Proposed Staircase-Rev
- And one email from the applicant, received on 31/12/2025, provided additional information and photographs regarding the proposed materials.

are approved pursuant to condition 3.

The above condition, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

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 sincerely

H. Chen

Huimin Chen
Planning Officer