

Mr Sunil Mehan  
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Emma Gee  
**Acting Executive Director  
for Economic Growth and  
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Our Ref: PL/25/0056  
Your Ref:  
PP-13688435

Direct: ☎ 0118 937 3699  
29/04/2026

Your contact is: Marcelina Rejwerska, Planning

Dear Mr Mehan,

## **TOWN AND COUNTRY PLANNING ACT 1990**

**Application Number:** PL/25/0056

**Application Type:** Approval of details reserved by a condition

**Location:** 7 HAWTHORNE ROAD, CAVERSHAM, READING

**Proposal:** Application for Approval of Details Reserved by Conditions 3 - (Materials), 4 & 5 - (19% improvement in emissions rate), 6 - (Update for habitat enhancements), 7, 8 - (Tree protection plan), and 14 (Construction method statement) of application PL/23/1733

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

As a reminder, the conditions to be discharged relate to the following information:

- Condition 3 requires the submission of the materials schedule and samples prior to commencement of works.
- Conditions 4 & 5 require the submission of a SAP assessment at the design stage and as built stage.
- Condition 6 relates to the submission of a habitat enhancement scheme prior to commencement.
- Condition 7 requires the submission of a scheme of hard and soft landscaping prior to commencement of works.
- Condition 8 requires the submission of an Arboricultural Method Statement and tree protection plan prior to commencement of works.
- Condition 14 relates to the submission of a construction method statement prior to commencement of works.

### Information submitted:

Video of Swift Bricks in situ, received 16 April 2026

Photos of habitat enhancements in situ, received 15 April 2026

Photo of tree protection in situ, received 17 February 2026

0894 2.1 Tree Pit Details, received 9 April 2025

0894 1.1D Hard Landscape and Services, received 23 April 2025

0894 1.2D Planting Plan, received 23 April 2025

METHOD STATEMENT FOR THE BUILDING CONSTRUCTION WORKS(Rev P1), received 23 April

2025

Landscape Maintenance Schedule. Rev A, received 9 April 2025

SAP Assessment Design Stage, received 9 April 2025

ThermalBridgingReport\_Plot 2 7 Hawthorne Road Caversham RG4 6LY, received 31 March 2025

BREL\_Plot 1 7 Hawthorne Road Caversham RG4 6LY, received 31 March 2025

Energy Statement - 7 Hawthorne Road Caversham RG4 6LY 0325, received 31 March 2025

BREL\_Plot 2 7 Hawthorne Road Caversham RG4 6LY, received 31 March 2025

DwellingSignOffReport\_Plot 1 7 Hawthorne Road Caversham RG4 6LY, received 31 March 2025

ThermalBridgingReport\_Plot 1 7 Hawthorne Road Caversham RG4 6LY, received 31 March 2025

SAP Report\_Plot 1 7 Hawthorne Road Caversham RG4 6LY, received 31 March 2025

SAP Report\_Plot 2 7 Hawthorne Road Caversham RG4 6LY, received 31 March 2025

UValue\_Calculator\_Report\_Plot 1 7 Hawthorne Road Caversham RG4 6LY, received 31 March 2025

UValue\_Calculator\_Report\_Plot 2 7 Hawthorne Road Caversham RG4 6LY, received 31 March 2025

DwellingSignOffReport\_Plot 2 7 Hawthorne Road Caversham RG4 6LY, received 31 March 2025

Hawthorn Road-4-Construction PROPOSED management and tree protection HRC07-M1 Rev P1, received 7 February 2025

Hawthorn Road-4-Construction PROPOSED SITE PLAN HRC07-003 Rev P6, received 7 February 2025

Hawthorn Road-4-Setting out PROPOSED ELEVATIONS HRC07-007 Rev P5, received 7 February 2025

Hawthorn Road- PROPOSED visibility SETTING OUT AND SERVICES HRC-S1, received 13 January 2025

External Materials Schedule, received 13 January 2025

### **Condition 3 - Materials**

The submitted external materials schedule has been reviewed by the case officer. The proposed materials are considered acceptable in the local context of the application site. The information is sufficient in the purpose of fulfilling the requirements of Condition 3 of planning permission PL/23/1733. As such, the submitted information is therefore approved by the LPA.

### **Condition 4 – SAP (Design stage)**

The submitted SAP assessment meets the standards as set out within Condition 4, and the requirements of this condition have been fulfilled. As such, this condition is hereby discharged.

### **Condition 5 – SAP (As built)**

Condition 5 requires the submission of SAP assessment at the As Built stage. It is not possible for the applicant to meet the requirements of this condition until the development has been completed, and as such, this condition is not discharged.

### **Condition 6 – Habitat enhancement scheme**

The submitted information has been assessed by the case officer and the Council's ecology consultants and is considered acceptable. Video and photo confirmation has also been submitted to demonstrate the habitat enhancements in situ as per the agreed plans. The requirements of Condition 6 of planning permission PL/23/1733 have been fulfilled and as such the submitted details are approved by the LPA.

### **Condition 7 - Landscaping**

The submitted information has been reviewed by the case officer and the RBC Natural Environment team. The submitted plans have been revised in line with the Natural Environment Officer's requests, and the amended plans are now considered acceptable and are hereby approved.

### **Condition 8 – Tree protection**

The submitted information has been reviewed by the case officer and the RBC Natural Environment team. The submitted plans have been revised in line with the Natural Environment Officer's requests, and the amended plans are now considered acceptable and are hereby approved.

### **Condition 14 – Construction method statement**

The submitted information has been reviewed by the case officer and the RBC Transport Development

Control team. The submitted methodology has been revised in line with the officers' requests, and the amended methodology is now considered acceptable. The requirements of Condition 14 of planning permission PL/23/1733 have been fulfilled, and the details are hereby approved.

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

*Marcelina Rejwerska*  
Senior Planning Officer