

Chen, Huimin

From: Can Cetin, Burcu
Sent: 26 March 2026 16:23
To: Chen, Huimin
Subject: Conditions for 41 Eastern Avenue

Hi Huimin,

I read the emails dated 10/03 and 18/03, and I would like to confirm that I'm happy with the drawings. I have noticed that there is no full elevational drawing for the proposed garage. Would this be possible for the agent to submit that?

It is stated that a section drawing of the lightwells would be provided in the email dated 10/03, but I cannot see that, and therefore suggested a condition below.

Please note that for all external materials, we also need to know the colours.

Here are the suggested conditions

Both for HOU and LBC applications

All external and internal works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile. All such works and finishes shall be maintained as such thereafter.

REASON: In order to safeguard the special architectural or historic interest of the heritage assets in accordance with Policies EN1 and EN3 of the Reading Borough Local Plan 2019.

Prior to commencement of the relevant part of the works, details of the following shall be submitted to and approved in writing by the Council:

- a) All external roof, wall and fenestration materials, including rooflights and fenestration for the garage
- b) All hard and soft landscaping
- c) Type and location of metal grilles for ventilation
- d) Grilles for the lightwells

The works shall not be carried out other than in full accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the heritage assets in accordance with Policies EN1 and EN3 of the Reading Borough Local Plan 2019.

Prior to commencement of the relevant part of the works, details of the lightwells, including a section drawing and methodology of construction, shall be submitted and approved in writing by the Council.

The works shall not be carried out other than in full accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the heritage assets in accordance with Policies EN1 and EN3 of the Reading Borough Local Plan 2019.

For LBC only

Prior to commencement of the relevant part of the works, a section drawing including details of the proposed materials of the following shall be submitted to and approved in writing by the Council:

- a) Main staircase with proposed handrail and balustrades
- b) Secondary staircase to be closed off
- c) Proposed infilling for the existing window and door openings
- d) Internal partition walls
- e) New wall lining for the study room
- f) Internal doors

- g) Internal floor, wall and ceiling finishes
- h) Basement floor damp proofing and finish

The works shall not be carried out other than in full accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the heritage asset in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

I hope the above helps.

Kind regards,

Buju

Buju (Burcu) Can-Cetin

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