

STL Architecture
15 Bridge Street
Caversham
Reading
RG4 8AA

Our Ref: PL/26/0352

Your Ref: PP-14783978

21/05/2026

Your contact is: Jonathan Markwell, Planning

Dear STL Architecture

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/26/0352

Application Type: Approval of details reserved by a condition

Location: WARREN CREEK, THE WARREN, CAVERSHAM, READING, RG4 7TQ

Proposal: Discharge of conditions 3 (materials), 4 (scheme to mitigate flood risk impact), 6 (schedule for removal of existing structures), 7 (maintenance of the flood voids), 9 (sustainable drainage strategy), 11 (demolition and construction method statement), 16 (programme of archaeological work), 17 (hard and soft landscaping), 18 (arboricultural method statement and tree protection plan), 19 (construction environmental management plan), 20 (external lighting scheme), 21 (noise assessment of the proposed mechanical plant) and 22 (privacy measures) of planning permission PL/24/1614, as granted on 12/11/2025.

I refer to the above application to discharge planning permission conditions 3, 4, 6, 7, 9, 11, 16, 17, 18, 19, 20, 21, 22 and respond as follows:

Condition 3 (materials)

The materials details, as shown on the following:

- Proposed Materials schedule by STL Architecture LTD (5 page document, undated), as received 16/03/2026

are refused, as insufficient information has been contained within this submission and there has been therefore been a failure to demonstrate that the proposals are satisfactory in terms of visual amenity and ensuring the new development responds positively to the local context and character, including the River Thames and Major Landscape Feature, contrary to Policies CC7, EN12 and EN13 of the Reading Borough Local Plan 2019. Condition 3 is therefore not discharged.

Condition 4 (scheme to mitigate flood risk impact)

The scheme to mitigate flood risk impact details, as shown on the following:

- SuDS REPORT FOR WARREN CREEK, THE WARREN, CAVERSHAM, RG4 7TQ, Ref C3710-R1-REV-A by Nimbus Engineering Consultants, dated February 2026, as received 16/03/2026
- Email from STL Architecture 'RE: Warren Creek - Discharging the conditions (PL/26/0352)', dated and received 15/05/2026

is refused, as it fails to demonstrate that the proposals would satisfactorily reduce the risk of flooding to the proposed development and future occupants and reduce the risk of increasing flood risk elsewhere, contrary to section 14 of the National Planning Policy Framework (December 2024, as amended) and Policy EN18 of the Reading Borough Local Plan 2019. Condition 4 is therefore not discharged.

Condition 6 (schedule for removal of existing structures)

The schedule for the removal of existing structures details, as shown on the following:

- Condition 6 - CONSTRUCTION METHOD STATEMENT: PHASED BUILDING REMOVAL. Project: Warren Creek Residential Redevelopment (2026) Site Reference: Warren Creek, The Warren, Caversham, RG4 7TQ Revision: 1.0 by Rob Arnold, dated and received 01/05/2026.

is approved pursuant to condition 6.

Condition 7 (maintenance of the flood voids)

The maintenance of the flood voids details, as shown on the following:

- Condition 7 Warren Creek, The Warren, Caversham, Reading Maintenance of Flood Voids v0.2 Planning Reference... PL/24/1614 Document Reference: Condition 7 – Maintenance of Flood Voids, dated 15 December 2025, as received 16/03/2026.

is approved pursuant to condition 7.

Condition 9 (sustainable drainage strategy)

The sustainable drainage strategy details, as shown on the following:

- SuDS REPORT FOR WARREN CREEK, THE WARREN, CAVERSHAM, RG4 7TQ, Ref C3710-R1-REV-A by Nimbus Engineering Consultants, dated February 2026, as received 16/03/2026.

is approved pursuant to condition 9.

Condition 11 (demolition and construction method statement)

The demolition and construction method statement details, as shown on the following:

- 3863/300 Rev C – Proposed Construction Management Plan – Sheet 1 off 3
- 3863 - Demolition and Construction Method Statement by STL Architecture LTD, dated January 2026
- 3863/306 Rev A - Construction Management Plan – Sheet 2 off 3
- 3863/307 Rev A - Construction Management Plan – Sheet 3 of 3

As received 15/05/2026

is refused, it fails to demonstrate that the proposals would satisfactorily protect the amenity of local land uses or neighbouring residents, the character of the area and highway safety, contrary to Policies CC8 and TR3 of the Reading Borough Local Plan 2019.

Condition 16 (programme of archaeological work)

The programme of archaeological work details, as shown on the following:

- Warren Creek, The Warren, Caversham, Reading. Written Scheme of Investigation for an Archaeological Watching Brief. Planning Reference... <not available yet> Document Reference: 3863 - Archaeology WSI Rev A, dated October 2024, as received 16/03/2026.

is not approved, as it has not been compiled by a professional archaeologist and as such is unable to make or support the statements submitted within it, thereby meaning the proposal has failed to demonstrate that the proposals will not impact on an area of archaeological potential, contrary to section 16 of the National Planning Policy Framework (December 2024, as amended) and Policies EN1 and EN2 of the Reading Borough Local Plan 2019.

However, Berkshire Archaeology's (the local planning authority's archaeological advisor) own statements, as per the information below received by the local planning authority on 30/03/2026, means it is recommended that the condition can be discharged. The following information, regarding the archaeological potential of the site, demonstrates that the proposed location of the works are within reclaimed land and sufficiently distant from the area of archaeological potential further upslope as to have little impact:

- Email from Berkshire Archaeology to Reading Borough Council 'PL/24/1614 Warren Creek, The Warren - Archaeological Condition', dated 29/01/2026
- Image 01 – Current house from the river
- Image 02 - Current house looking south across the creek
- Image 03 – Taken from OS One inch 1st mapping 1798 – 1898
- Image 04 – Taken from the OS 25 Inch Map dated 1892 – 1914, the land is specifically labelled as a flood area
- Image 05 – Taken from the Deeds – A4215 1 – Document – Conveyance BK410715 (13 08 1938) (C3)

- Image 06 – Taken from the Deeds – A4215 1 – Document – Conveyance BK410715 (15 09 1919) (C2)
- Image 07 – Taken from the Deeds – Office Copy (Deed of partition) 18.11.1902 - BK410715
- Image 08 – Google Maps with significant locations highlighted

Accordingly, details in relation condition 16 are therefore not approved on the basis of the information provided by the applicant, but are approved on the basis of the information provided within the consultation response received from Berkshire Archaeology on 30/03/2026. Hence, condition 16 is approved and no further details are required or expected from the applicant in respect of this condition.

Condition 17 (hard and soft landscaping)

The hard and soft landscaping details, as shown on the following:

- 3863/301 Rev C - Proposed Soft and Hard Landscaping Plan
- 3863/305 Rev A - Proposed Soft and Hard Landscaping Notes

As received 15/05/2026

is refused, as it has failed to demonstrate that the landscaping of the development enhances the visual local environment, including the Major Landscape Feature, the Green Network and the Waterspace, contrary to Policies CC7, EN11, EN12, EN13 of the Reading Borough Local Plan 2019. Condition 17 is therefore not discharged.

Condition 18 (arboricultural method statement and tree protection plan)

The arboricultural method statement and tree protection plan details, as shown on the following:

- BS:5837 Tree Protection Plan Ref: WARREN CREEK TPP 06942/2026, as received 16/03/2026.
- BS:5837 Arboricultural Report - Arboricultural Survey, Impact Assessment & Method Statement Ref: AIA/AMS 06560 / 2024 Version 0.1 dated 14/11/2024 by Sarah Duckworth, as received 16/03/2026
- Email from Duckworths Arboriculture Ltd 'Planning Application Ref: PL/26/0352 - Warren Creek', dated and received 15/05/2026

are refused, as they have failed to demonstrate that appropriate protection will be given to trees of amenity value within and adjacent to the site, contrary to Policy EN14 of the Reading Borough Local Plan 2019.

Condition 19 (construction environmental management plan)

The construction environmental management plan details, as shown on the following:

- Condition 19 Warren Creek, The Warren, Caversham, Reading CEMP, Construction Environmental Management Plan v0.2 Planning Reference... PL/24/1614 Document Reference... 3863 – CEMP, Construction Environmental Management Plan Date: 15 December 2025, as received 01/05/2026

- 3863/300 Rev C – Proposed Construction Management Plan – Sheet 1 off 3

- 3863/306 Rev A - Construction Management Plan – Sheet 2 off 3

- 3863/307 Rev A - Construction Management Plan – Sheet 3 of 3

As received 15/05/2026

are refused, as they fail to demonstrate that the proposals would satisfactorily minimise impacts on biodiversity, contrary to Paragraphs 187 and 192 of the National Planning Policy Framework (2024) and Policy EN12 of the Reading Borough Local Plan 2019. Condition 19 is therefore not discharged.

Condition 20 (external lighting scheme)

The external lighting scheme details, as shown on the following:

- 3863/301 Rev C - Proposed Soft and Hard Landscaping Plan

As received 15/05/2026

are refused, as they fail to demonstrate that the proposals would satisfactorily limit the impact of light pollution from artificial light on nature conservation, nor satisfactorily protect the privacy and amenity of adjoining and future occupiers, nor enhance the appearance of the development, all contrary to paragraph 192 of the National Planning Policy Framework (2024) and Policies CC7, CC8, EN12, EN13, EN16 of the Reading Borough Local Plan 2019. Condition 20 is therefore not discharged.

Condition 21 (noise assessment of the proposed mechanical plant)

The noise assessment of the proposed mechanical plant details, as shown on the following:

- Spire Renewables Heat pumps heat pump sound checker MCS020 by Spire Renewables (2 pages – 9a New corrected Sound pressure level is 40.5dBa), as received 16/03/2026

- Spire Renewables Heat pumps heat pump sound checker MCS020 by Spire Renewables (2 pages – 9a New corrected Sound pressure level is 40.2dBa), as received 16/03/2026

are approved pursuant to condition 21.

Condition 22 (privacy measures)

The privacy measures details, as shown on the following:

- Terrace Privacy (4 pages), as received 16/03/2026

are refused, as no measures are proposed and hence the proposals do not safeguard the amenities of the adjoining residential units from overlooking and loss of privacy, contrary to Policy CC8 of the Reading Borough Local Plan 2019. Condition 22 is therefore not discharged.

In respect of the conditions hereby approved, where a submission is required and has been provided, these conditions shall be considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

The Local Planning Authority has worked positively and proactively with the applicant to enable a range of further and additional information to be submitted and considered, further to the details originally submitted, following officer feedback. This has enabled some of the details associated with some of the conditions applied for to be approved. It is also noted that feedback was provided to the applicant in advance of a formal decision being issued. The applicant was also provided with an opportunity to withdraw individual conditions from the application prior to a formal decision being made, but based on the responses received has chosen not to. Hence the issuing of this split decision, approving a number of conditions but also refusing a number of details associated with other conditions.

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 as above.

Yours sincerely

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer
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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>