

Colony Architects
The Wine Store (unit 7)
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RG7 5AJ

Emma Gee
Executive Director for
Economic Growth and
Neighbourhood Services

Civic Offices,
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Reading,
RG1 2LU
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Our Ref: PL/26/1086

Your Ref: PP-15153359

02/10/2026

Your contact is: Huimin Chen, Planning

Dear Ali Akbar

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/26/1086

Application Type: Approval of details reserved by a condition

Location: 41A WHITE HOUSE, 41 EASTERN AVENUE, READING, RG1 5RX

Proposal: Discharge of conditions 4, 5 & 7 of planning permission reference PL/26/0099. (amended)

I refer to your Approval of Conditions application as described above and respond as follows:

Condition 4 (Details of the proposed materials regarding external works)

The details of the proposed materials are as shown below:

- ~~CA-1026 – Materials Schedule, dated and received 12/08/2026.~~
- ~~Drawing no. 1026-05-10 – Proposed Elevations, dated 07/2026, received 12/08/2026.~~
- CA-1026 – Materials Schedule Rev A, dated 16/09/2026, received 23/09/2026.
- Drawing no. 1026-05-10-Rev A – Proposed Elevations, dated 07/2026, received 23/09/2026.
- Drawing no. 1026-05-11 – proposed window details, dated 07/2026, received 23/09/2026.

are approved pursuant to condition 4.

Condition 5 (works, details of the lightwell)

The works and details of the lightwell are as shown below:

- Drawing no. 1026-04-10 – Section as proposed, dated 07/2026, received 12/08/2026.
- Drawing no. 1026-04-11 – PR section (lightwell), dated 09/2026, received 23/09/2026.

are approved pursuant to condition 5.

Condition 6 (Landscaping small scale)

The landscaping details are as shown below:

- Drawing no. 2509-01 rev. a – Preliminary tree protection plan, dated 04/2026, received 12/08/2026.
- Project no. 2509 – Arboricultural Impact Assessment, survey dated 01/10/2025, report dated 13/04/2026, received 12/08/2026.

is refused, as the report and the plan were submitted with the planning application PL/26/0099 and was not a final Arboricultural Method Statement (AMS), which led to the imposition of the condition. Therefore, the submission has failed to submit a final AMS dealing with all required details. Condition 6 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, provided that the development is undertaken in accordance with the approved details.

The Local Planning Authority has worked positively and proactively with the applicant, enabling a range of further and additional information to be submitted and considered following officer feedback. This has enabled the details relating to Conditions 4 and 5 to be approved. Feedback was also provided to the applicant prior to the formal determination of the application. The applicant subsequently confirmed that Condition 7 would be discharged separately and was advised that a separate discharge of condition application would be required for this purpose. Accordingly, a split decision has been issued, approving the details submitted in respect of Conditions 4 and 5, while refusing the details submitted in respect of Condition 7.

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

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/>