

Our Ref: 07C400468

Your Ref: 240832

April 10, 2026

[REDACTED]

Wokingham Borough Council
(submitted via Planning Portal)

Dear [REDACTED]

Discharge of Conditions 4 (External Materials)**In relation to Planning Permission 240832 for Construction of a Summerhouse, walkways, and tunnel.****At the Strowdes Estate, Culham Lane, Remenham, RG10 8NU**

Please find enclosed details to enable discharge of the above conditions on behalf of my client Outland. The application has been submitted under the planning portal reference PP-13924182.

The below table provides the wording of the relevant condition as per the Decision Notice, together with a schedule of information provided for approval.

Con.	Wording	Submitted information
4	<i>External materials - Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. In addition, details of the surface of the access track and construction details shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development hereby permitted. Development shall not be carried out other than in accordance with the so-approved details.</i>	• Materials Schedule (LA Architects) • PCY-LAL-RT-ZZ-SK-A-0047 South Portal – annotated plan • PCY-LAL-RT-ZZ-SK-A-0048 Riverside Pavillion – annotated plan • PCY-LAL-RT-ZZ-SK-A-0049 North Portal – annotated plan • Pilkington Optiwhite Brochure • Vitrified Composite Decking Board Datasheet • Stone Cladding Datasheet • Landscape Specification • Summary Report 0772 2-02 250324 • Site Roads Key Plan PC-BHS-ZZ-XX-DR-L-0201

Following comments on the original application submission, the scope of the submission has been expanded to provide further detail on each material specification, including manufacturer product brochures.

In addition, we have resubmitted the wider landscape specification documentation (which has formed part of other condition discharge approvals at the Estate), since it pertains to the details of the surfacing and construction of the access track.

Other condition submissions for approval in relation to permission 250782 for the Riverside works are summarised below for context.

Original Permission	Development	DOC Ref	Submitted & Approved	Notes
240832	riverside buildings	250782	5 – Dust Mitigation Details 6 – Landscaping Details	Approved 16/05/2025

This application is accompanied by the application forms and the requisite fee of £309.00 (inc VAT).

If you require any further information or wish to discuss this discharge of conditions application, please do contact me, or my colleague Janet Jones [REDACTED]

We look forward to receiving confirmation of validation of the application.

Yours Sincerely

[REDACTED]

David Williams
Associate

[REDACTED]

For and on behalf of Avison Young (UK) Limited