

Date: 16/04/2026
Application: 252192



**WOKINGHAM
BOROUGH COUNCIL**

Mr Warren Joseph

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Dear Mr Warren Joseph

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 242252**

Application Number: 252192

Applicant Name: Hicks Developments Ltd

Site Address: Moat House, Biggs Lane, Arborfield, Wokingham, RG2 9LN

Proposal: Application for submission of details to comply with the following conditions of planning consent 242252 dated 21/02/2025. Condition 3 relates to building recording; 4 to detailed drawings (strip-out/removal works); 5 to thermal insulation, noise and fire protection between flats; 6 to secondary glazing details; 11 to original room doors and door surrounds; 12 to joinery details (windows/doors); 17 to entrance intercom/ entry system; 18 to highway construction details; 20 to cycle parking; 21 to bin storage; 22 to boundary treatment, and 23 a Landscape Scheme.

A list of the agreed details for the conditions being discharged is set out below. In summary:

- Acceptable details have been submitted in relation to conditions 3, 4, 5, 6, 11, 12, 17, 18, 20, 21, 22 and 23. These conditions are discharged in accordance with the approved details.
- For the avoidance of doubt, the following conditions of listed building consent Ref. 242253 dated 21/02/2025 are also considered discharged in accordance with the approved details: conditions 3, 4, 5, 6, 11, 12 and 17.

Yours sincerely

Nick Chancellor
Development Delivery Manager

Condition	Plan Number/Report Details	Date Received	Comments
Condition 3 – (Building Recording)	Level 2 Building Recording – iceni, January 2026	18/03/2026	Acceptable details submitted. The condition is discharged in accordance with the approved details.
	Historic Building Level 2 Record deposit confirmation email (from Berkshire Archaeology dated 01/04/2026)	01/04/2026	
Condition 4 – (Detailed Drawings (Strip-out/removal works))	25-J4803-27-001-C1 Room data sheet – Basement store	12/09/2025	Acceptable details submitted. The condition is discharged in accordance with the approved details.
	25-J4803-27-002-C1 Room data sheet – Communal ground and first floors		
	25-J4803-27-003-C1 Room data sheet – Flat 1		
	25-J4803-27-004-C1 Room data sheet – Flat 2		
	25-J4803-27-005-C1 Room data sheet – Flat 3		
	25-J4803-27-006-C1 Room data sheet – Flat 4		
	25-J4803-27-007-C1 Room data sheet – external		
	25-J4803-27-011-C2 Internal door schedule		
	25-J4803-11-005-C2 Proposed Roof plan	11/12/2025	
	25-J4803-12-001-C4 Proposed front and side elevations	17/03/2026	
	25-J4803-12-002-C3 Proposed rear and side elevations		
	25-J4803-11-001-C3 Proposed Basement Floor Plan	07/04/2026	
	25-J4803-11-002-C6 Proposed ground floor plan	14/04/2026	
	25-J4803-11-003-C4 Proposed first floor plan		

Condition	Plan Number/Report Details	Date Received	Comments
	25-J4803-11-004-C3 Proposed second floor plan		
Condition 5 – (Details Thermal Insulation, Noise & Fire Protection between flats)	25-J4803-11-005-C2 Proposed Roof plan	11/12/2025	Acceptable details submitted. The condition is discharged in accordance with the approved details.
	25-J4803-16-005-C2 False door G15 details		
	25-J4803-16-001-C2 Construction types_sheet 1		
	25-J4803-16-002-C2 Construction types_sheet 2		
	25-J4803-11-001-C3 Proposed Basement Floor Plan	17/03/2026	
	25-J4803-11-002-C6 Proposed ground floor plan	14/04/2026	
	25-J4803-11-003-C4 Proposed first floor plan		
	25-J4803-11-004-C3 Proposed second floor plan		
	25-J4803-16-004-C4 Window and door details		
	25-J4803-13-001-C4 Proposed sections		
	25-J4803-16-003-C5 Superstructure details		
Condition 6 – (Secondary Glazing Details)	25-J4803-16-005-C2 False door G15 details	11/12/2025	Acceptable details submitted. The condition is discharged in accordance with the approved details.
	25-J4803-16-006-C2 Secondary glazing details sheet 1		
	25-J4803-16-007-C2 Secondary glazing details sheet 2		
	25-J4803-16-008-C2 Secondary glazing details sheet 3		
	25-J4803-16-009-C2 Secondary glazing details sheet 4		
	25-J4803-16-010-C2 Secondary		

Condition	Plan Number/Report Details	Date Received	Comments
	glazing details sheet 5 25-J4803-16-011-C2 Secondary glazing details sheet 6 25-J4803-16-012-C2 Secondary glazing details sheet 7 25-J4803-16-013-C2 Secondary glazing details sheet 8 25-J4803-16-014-C2 Secondary glazing details sheet 9 25-J4803-16-015-C2 Secondary glazing details sheet 10 25-J4803-16-016-C2 Secondary glazing details sheet 11 25-J4803-16-017-C2 Secondary glazing details sheet 12 25-J4803-27-010-C2 External openings schedule 25-J4803-16-003-C5 Superstructure details 25-J4803-16-004-C4 Window and door details	14/04/2026	
Condition 11 – (Original room doors and door surrounds)	25-J4803-16-003-C5 Superstructure details	14/04/2026	Acceptable details submitted. The condition is discharged in accordance with the approved details.
Condition 12 – (Joinery Details (windows/doors))	25-J4803-16-005-C2 False door G15 details 25-J4803-16-006-C2 Secondary glazing details sheet 1 25-J4803-16-007-C2 Secondary glazing details sheet 2 25-J4803-16-008-C2 Secondary glazing details sheet 3 25-J4803-16-009-C2 Secondary	11/12/2025	Acceptable details submitted. The condition is discharged in accordance with the approved details.

Condition	Plan Number/Report Details	Date Received	Comments
	glazing details sheet 4 25-J4803-16-010-C2 Secondary glazing details sheet 5 25-J4803-16-011-C2 Secondary glazing details sheet 6 25-J4803-16-012-C2 Secondary glazing details sheet 7 25-J4803-16-013-C2 Secondary glazing details sheet 8 25-J4803-16-014-C2 Secondary glazing details sheet 9 25-J4803-16-015-C2 Secondary glazing details sheet 10 25-J4803-16-016-C2 Secondary glazing details sheet 11 25-J4803-16-017-C2 Secondary glazing details sheet 12 25-J4803-16-004-C4 Window and door details	14/04/2026	
Condition 17 – (Entrance intercom/ entry system)	Example freestanding door entry system 25-J4803-11-002-C6 Proposed ground floor plan	12/09/2025 14/04/2026	Acceptable details submitted. The condition is discharged in accordance with the approved details.
Condition 18 – (Highway Construction Details)	25-J4803-10-001-C2 Site Plan	11/12/2025	Acceptable details submitted. The condition is discharged in accordance with the approved details.
Condition 20 – (Cycle Parking)	25-J4803-11-006-C2 Bin and Cycle Stores	11/12/2025	Acceptable details submitted. The condition is discharged in accordance with the approved details.
Condition 21 – (Bin Store)	25-J4803-11-006-C2 Bin and Cycle Stores	11/12/2025	Acceptable details submitted. The

Condition	Plan Number/Report Details	Date Received	Comments
			condition is discharged in accordance with the approved details.
Condition 22 – (Boundary Treatment)	25-J4803-10-001-C2 Proposed site plan	11/12/2025	Acceptable details submitted. The condition is discharged in accordance with the approved details.
	1788-L90-200D Hard landscape Plan	17/12/2025	
Condition 23 – (Landscape Scheme)	1788-L90-100C Coloured Landscape Plan 1788-L90-200D Hard Landscape Plan 1788-L90-300D Detailed Planting Plan	17/12/2025	Acceptable details submitted. The condition is discharged in accordance with the approved details.