

Date: 15 January 2026
Application: 251937



WOKINGHAM
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Dear Mr Ed Layton,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 220592**

Application Number: 251937

Applicant Name: Mr Stephen Jenkins

Site Address: Wessex Gate Lodge, Whiteknights Road, Reading, RG6 6BQ

Proposal: Application for submission of details to comply with the following condition of planning consent 220592 dated 24/02/2022. Condition 4 relates to external materials.

This application relates to condition 5 of planning permission 220592 dated 06/07/22.

Condition 4 states:

The works hereby permitted shall not commence until full details and samples of external materials have been submitted to and approved in writing by the local planning authority. The approved works shall thereafter be undertaken in accordance with the approved Description.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

The details have been submitted after implementation. On this basis, condition 4 cannot be discharged as the development is substantially completed. Any amendments to the materials were required to be submitted after the date of the permission and before implementation. The trigger point specified in the condition has passed and the condition has not been complied with therefore cannot be formally discharged.

Notwithstanding this, the details submitted (Supporting Information document and Material Specification- CUPA 50- received on 13 August 2025) are considered to be acceptable. It would have been acceptable if they had been submitted at the relevant trigger point and there is no intention to take formal action as a result of non-compliance with this condition provided the development remains in accordance with these materials.

Yours sincerely,
Development Management & Compliance



Authorised by:
15 January 2026

Condition	Plan Details	Number/Report	Date Received	Comments
Condition No. 4- external materials.	Supporting Information document	External Materials- CUPA 50	13 August 2025	See above.