

Planning & Development Manager
Wokingham Borough Council
Shute End
Wokingham
RG40 1BN

30th June 2025

Dear Sir/Madam,

**RE: TOWN & COUNTRY PLANNING ACT 1990, PLANNING PERMISSION No 250179 – Sussex Lodge,
Sussex Lane, Spencers Wood, RG7 1BY**

I write with reference to the above Planning Permission, consented on 1st April 2025.

Please see enclosed details pertaining to the discharge of the planning approval conditions. Subject to the approval of these details we would appreciate your confirmation to the discharge of the following conditions as soon as possible.

Condition 3 (Joinery Details) - Please find enclosed details in relation to the proposed windows:

- “SL107E.M1” & “SL108C.M1”
Elevation drawings identifying the location and material of the windows and doors that are being replaced.
- “Cottage Section Drawings RevA”
1:2 and 1:15 scaled drawings and cross-sections of the new timber framed cottage casement windows with 18mm ovolo bead, to be manufactured from engineered European Redwood and painted off-white
- “Glazing bar & Frame Mouldings RevA”
1:2 scaled profile drawings of the glazing bar and frame moulding details.
- “Section Drawings for Timber Stable Door”
Profile drawings at 1:2 scale for door frames and thresholds
- Glazing will be secured using internal beading – see section drawings.

Condition 4 (Rebuilding/ repointing/ repairing brickwork) - Please find enclosed further details of the proposed brickwork, in the “Brickwork Alterations Method Statement” dated 01/06/25.

It is requested that a response to the attached method statement is first received, before the sample panel is built, to ensure it is in keeping with the expectations of the Local Authority.

Condition 5 (Insulation & Flooring) - Please find enclosed additional details relating to the insulation and flooring:

- Sectional drawings through the wall, floor and roof of the outbuilding detailing the insulation measures and floor treatment /build-up (“SL120 – Details”).

- Details confirming how the build-out of the internal walling surfaces with insulation will be dealt with around window and exterior door openings of the outbuilding. (“Window Reveal Detail”)

Condition 6 (Flitch plates) - Please find enclosed document “Flitch Plate – Details 010625”, providing further details on the form, size, finish and location of the proposed flitch plates to reinforce the roof.

Condition 7 (Chimney breast) - Please find enclosed document “Chimney Breast Dismantling & Rebuilding – Method Statement 010625”, providing further details on the how the proposed repairs to the chimney breast in the outbuilding will be carried out.

I hope that the enclosed information is to the satisfaction of the Local Authority, and that you will be able to provide us with your approval at your earliest convenience. Should you wish to discuss this further or require any additional information then please do not hesitate to contact me.

The fee associated with this application for discharge of conditions will be paid electronically.

