

Our Ref: 07C400468

Your Ref: 240832

June 13, 2025

FAO Helen Maynard
Wokingham Borough Council
(submitted via Planning Portal)

Dear Helen

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 conditions 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) • Landscape Specification • Summary Report 0772 2-02 250324 • Site Roads Key Plan PC-BHS-ZZ-XX-DR-L-0201

Please note that the Strowdes Estate was subject to the following planning permissions for new buildings and associated facilities, granted in 2023 and 2024.

- main house (213587) approved 15/09/2023
- gatehouse (213588) approved 15/09/2023
- estate management building (213610) approved 15/09/2023
- staff village (240847) approved 13/09/2024
- **riverside buildings (240832) approved 06/08/2024**

As a result, concurrent applications will be made, to cover approval of details across the various permissions. For clarity, the initial phase of these applications is set out in the below table.

Original Permission	Development	DOC Ref	Package 1 Submitted & Validated	Package 2 Submitted & Validated	Package 3 Current Submission
213587	main house	250768	5 – Electric Vehicle Charging Strategy 8 – Landscaping Details 14 – Details of the Tunnel	3 – Archaeology 4 – CMS 6 – CEMP (Biodiversity)	N/A
213588	gatehouse	250770	4 – Landscaping Details	3 – Archaeology	N/A
213610	estate management building	250769	8 - Landscaping Details 10 - Details of the Tunnel	3 – Archaeology 4 – CEMP 6 – CEMP (Biodiversity) 7 – Tree Protection Method 9 – Sight Lines / Visibility Splays	N/A
240847	staff village	250783	5 – Ground and Building Levels 6 – Garden Wall works programme	3 - Sight Lines / Visibility Splays 4 - CMS 7 – Tree Protection Method	N/A
240832	riverside buildings	250782	5 – Dust Mitigation Details 6 – Landscaping Details	N/A	4 – External Materials

This application is accompanied by the application forms and the requisite fee of £298.00 (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 (janet-sarah.jones@avisonyoung.com).

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

Yours faithfully



David Williams



Associate

+44 01179 885 210

david.williams@avisonyoung.com

For and on behalf of Avison Young (UK) Limited