

Our Ref: 22274/MM/TH
Your Ref: PP-14216695 & PP-14216796
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Planning Department
Wokingham Borough Council
Shute End
Wokingham, Berkshire
RG40 1BN

Dear Sirs,

WAITROSE, RECTORY ROAD, WOKINGHAM RG40 1BB - APPLICATION FOR THE DISCHARGE OF CONDITIONS 3 & 4 ATTACHED TO PLANNING PERMISSION REF: 241915 AND LISTED BUILDING CONSENT REF: 241916

We have been instructed by our client, Waitrose & Partners ("Waitrose"), to submit a Discharge of Condition application in respect of Conditions 3 & 4 associated with Planning Permission ref: 241915 and Listed Building Consent ref: 241916. The permitted works in question relate to an area of boundary wall designated as 'Wall H1'. These applications have been submitted online via the Planning Portal (refs: PP-14216695 & PP-14216796).

The following documents are submitted in support of this application:

- Completed application forms;
- Details of materials;
- Scheme of safety and stability during construction; and
- Summary of details provided (contained within this letter).

The requisite fee of £298.00 for the discharge of conditions attached to the planning consent has been paid online via the planning portal together with the £85 admin fee.

Discharge of Condition 3 (attached to ref: 241915) and Condition 4 (attached to ref: 241916)

Condition 3 of the planning consent and Condition 4 of the Listed Building Consent states:

Prior to the commencement of works hereby approved the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as so approved.

- a) Details and a sample of the lime mortar to be used, including confirmation of the pointing finish to be used.*
- b) Details and sample of the bricks and mortar to be used for the construction of the buttresses and the return walling to the end of the wall H1.*
- c) Scaled profile drawing at 1:5 or 1:10 scale (as appropriate) detailing the top section of the walling that is to be rebuilt.*

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

In accordance with this condition, a detail pack has been prepared confirming that the lime mortar to be used will consist of Buxton Calbrux quicklime with 3 Morestead sharp sand for the wall and NHL 3.5- 2 silver sand with 1 Lords sharp sand and 1 NHL 3.5 for the buttresses and returning wall. The buttresses and return walling will also be constructed using HG Matthews handmade imperial light bricks. Physical samples of these materials will be issued to the Council upon validation. These details are sufficient to address the requirements of Parts a) and b) of the condition.

With regards to Part c), detailed profile drawings of the top section of the walling have been prepared by Hurst Peirce + Malcolm LLP (plan refs: 2537-01 P7 & 25317-03 P2).

Discharge of Condition 4 (attached to ref: 241915) and Condition 3 (attached to ref: 241916)

Condition 4 of the planning consent and Condition 3 of the Listed Building Consent states:

“Walling stability - The works (including also ground works) hereby approved shall not commence until measures and works required to secure the safety and stability of the Wall H1 have been implemented in full accordance with a Scheme to be submitted to and approved in writing by the local planning authority. The measures and works to be included in the Scheme shall, where necessary, include measures to support the walling and protected in- situ the bricked in arched (door) opening whilst works to form the new buttresses and repairs to the walling are being undertaken.

The measures and works so approved shall be maintained in accordance with the approved Scheme to ensure the safety and stability of the walling until works hereby permitted have been completed.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24”

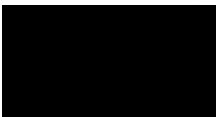
In accordance with this condition, the detail pack confirms that prior to the commencement of works onsite scaffolding props will be erected around the archway prior to installation of the buttresses either side of the arch.

Accordingly, the proposed detail is sufficient to meet the requirements of the Condition as stated.

Summary

In the light of the above we trust that the attached documents are sufficient to validate and fully discharge Conditions 3 & 4 attached to Planning Permission ref: 241915 and Listed Building Consent ref: 241916. However, should you have any queries please do not hesitate to contact me.

Yours Faithfully



TIM HUMPHRIES

Associate