

Date: 8 January 2025
Application: 242943



WOKINGHAM
BOROUGH COUNCIL

Mr Alex Jarczok

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Dear Mr Alex Jarczok,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION 241545.

Application Number: 242943

Applicant Name: Rajputana Hospitality Ltd

Site Address: 7 Market Place, Wokingham, Wokingham, RG40 1AL

Proposal: Application for submission of details to comply with the following condition of planning consent 241545 dated 12/09/2024. Condition 3 relates to signage details and condition 4 relates to the adjoining method statement.

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 condition 4 in respect of a **Method Statement only**. This condition is discharged in accordance with the approved details.
- The information provided is not sufficient to discharge condition 3. Therefore, condition 3 cannot be discharged and require details to be submitted and agreed in writing by the Local Planning Authority.

For clarity, Condition 3 relating to details of the fascia signage panels cannot be discharged. This is due to the Council's Built Heritage officer requesting further information:

"The submitted details to discharge conditions 3 and 4 include:

A panel information document 'Sign Project Overview' dated 11/06/24 would appear identical to that document of the same name that was previously submitted under 241541 (Advert Consent application) and for 241545 (Listed Building Consent application), with only two minor difference noted, namely :

- *On page 4, the Sultan sign and that for Gelatoo are shown closer together than shown on the originally submitted document .*

- The red text 'The Lighting will not exceed 1000cd/m²' shown on the original document is omitted on the version submitted here for the discharge of conditions.

Checking back to the Discharge of Condition application 222227 that was for the joinery details for the new shopfront (granted listed building consent under 214042), the fascia panel is approximately 280mm in height. However, it is noted that the height of the aluminium signage panel is stated to be 315mm in height, which would suggest the signage panel may well project down past the bottom edge of the fascia panel, which if that is the case, would have a visual impact to the top portion of the shop window frames.

The submitted details has not answered the matter of the overall depth of the fascia signage panels, including the stand-off lettering and accurate placement of letters, set out in condition 3. The submitted details appear to just reiterate the previously given details of the fascia signage back panel and the individual letter to be formed from 1mm thick sheet of aluminium, with that Lucoled lighting modules being 7.5mm in thickness.

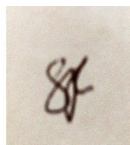
In the method statement it states 'aluminium [sic] sign angles made up of 3mm thickness' which appears to reference the thickness of the sheeting to be used for the back board of the sign panel. Given the thickness of the lighting units for the halo letter, it remains unclear both in terms of the depth of the new fascia signage and how far out the halo lettering would be.

Furthermore, the annotated photograph of the method statement, marked by a parallel pair of green lines, would appear to suggest that the signage panel with halo lettering is to be sited only on the front panel above the entrance doors. Seemingly with the side panel left blank. The annotated photograph and text of the method statement does however set out the means by which power for the lighting units would be routed through the fascia panel, which is acceptable with respect to the requirements set out under condition 4.

In summary, the applicant has yet to provide the details required with respect to condition 3".

Yours sincerely,
Development Management & Compliance

Authorised by:

A small, square, light-colored image containing a handwritten signature in dark ink. The signature appears to be 'SF' or similar initials.

Condition	Plan Details	Number/Report	Date Received	Comments
Condition No. 4	'Method Statement' (01/11/2024), UR Print.		21 November 2024	The condition is discharged in accordance with the approved details.