

Danks Badnell Architects Ltd.
Kings Stables
3-4 Osborne Mews
Windsor
SL4 3DE

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 221864

Your Ref: PP-11765523-v1

e-mail: Jonathan.Markwell@reading.gov.uk

10 January 2023

Your contact is: Mr Jonathan Markwell, Planning

Dear Danks Badnell Architects Ltd.,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 221864

Application type: Approval of Conditions

Address: 11-12 Market Place Reading RG1 2EG

Proposal: Discharge of conditions 4 (dwelling emission rates) and 9 (postal addresses) of planning permission 220725, as granted 20/10/2022 (sought retrospectively).

I refer to the above application to discharge planning permission conditions 4 (dwelling emission rates) and 9 (postal addresses) and respond as follows:

Condition 4 (dwelling emission rates)

The dwelling emission rate details, as shown on the following:

Regulations Compliance Report Flat 17, 12a Market Place, READING, RG1 2EG dated 09 December 2022
Regulations Compliance Report Flat 18, 12a Market Place, READING, RG1 2EG dated 09 December 2022
The Water Efficiency Calculator for New Dwellings worksheets, dated 20/10/2022
As all received on 13/12/2022

are considered acceptable.

However, the confirmation in this letter cannot be taken that this condition is discharged, as the wording of the condition required for these details to be submitted and approved by the local planning authority prior to the occupation of the development. It is understood from the submission documentation, by virtue of the application form stating that the development was completed on 09/12/2022, that occupation has occurred prior to the submission of this application.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement, as the details

submitted are considered acceptable. Accordingly, the condition is effectively discharged, but retrospectively in this instance.

Condition 9 (postal addresses)

The postal address details, as shown on the following:

Letter from RBC Street Naming and Numbering, dated 18/08/2022
As received on 13/12/2022

However, the confirmation in this letter cannot be taken that this condition is discharged, as the wording of the condition required for these details to be submitted and approved by the local planning authority prior to the occupation of the development. It is understood from the submission documentation, by virtue of the application form stating that the development was completed on 09/12/2022, that occupation has occurred prior to the submission of this application.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement, as the details submitted are considered acceptable. Accordingly, the condition is effectively discharged, but retrospectively in this instance.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me by email as above.

Yours sincerely

Jonathan Markwell

Mr Jonathan Markwell