



Mr John Coltman
1b Monument Business Park,
Chalgrove,
OX44 7RW

Keith Townsend
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU
☎ 0118 937 3787

Our Ref: 230948/APC

Direct: ☎ 07890 397322
e-mail: James.Schofield@reading.gov.uk

6 October 2023

Your contact is: James Schofield, Planning

Dear Mr Coltman,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 230948
Application type: Approval of Conditions
Address: 20 Shinfield Road, Reading, RG2 7BW
Proposal: Application for approval of details reserved by condition 17 (Energy statements for units 1 to 4) for application 201879

I refer to your application as described above.

Condition 17

As a reminder, Condition 17 of the decision for application 201879 states:

No development shall commence on site until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), and built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of a 'design stage' Standard Assessment Procedure (SAP), produced by an accredited energy assessor.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

The following information was submitted:

Energy Statement Q-09487
~~Predicted Energy Assessment – Flat 1, 20 Shinfield Road (Superseded)~~
~~Predicted Energy Assessment – Flat 2, 20 Shinfield Road (Superseded)~~

~~Predicted Energy Assessment – Flat 3, 20 Shinfield Road (Superseded)~~
~~Predicted Energy Assessment – Flat 4, 20 Shinfield Road (Superseded)~~
As received on the 10th of July 2023

Predicted Energy Assessment – Flat 1, 20 Shinfield Road
Predicted Energy Assessment – Flat 2, 20 Shinfield Road
Predicted Energy Assessment – Flat 3, 20 Shinfield Road
Predicted Energy Assessment – Flat 4, 20 Shinfield Road
Received on the 20th of September 2023

The details have been reviewed by the Planning Officer and the details appear to be acceptable. It is therefore considered that the information provided is sufficient to fulfil the requirements of Condition 17 of planning permission 201879. As such, this condition is hereby discharged.

The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

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.

I trust the above is satisfactory, however, please contact me on the number above if you have any further queries.

Yours sincerely,

James Schofield
Planning Officer
SDV