

Mr J Langford
JL Architects
30 Red Lion Street
Richmond
TW9 1RB

Our Ref: 221124/APC
Your Ref:

E-mail: david.brett@reading.gov.uk

Tuesday 13th September 2022

Your contact is: David Brett, Planning

Dear Mr J Langford,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 221124/APPCON

Application type: Approval of Conditions

Address: Norbrook House (Formerly Hilgay), Upper Warren Avenue, Caversham, Reading, RG4 7EB

Proposal: Application for approval of details reserved by conditions 3 (Materials Schedule) and 8 (SAP Calculations) of application 211136

I refer to the above-mentioned application and the details submitted pursuant to the following conditions:

Condition 3: Materials Schedule

No development shall commence beyond foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. 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.

The following documents have been received:

- Schedule of Materials

Received on 29/07/2022

This information meets the requirement of Condition 3 prior to development commencing above foundation level. The document provided (Schedule of Materials) consists of a materials schedule, detailing the finish of the external surfaces of the development approved under application 211136. As such, this condition is hereby discharged.

The above condition, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

Condition 8: SAP Calculations

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.

The following documents have been received pursuant to Condition 8:

- Water Efficiency Calculator for New Dwellings (V1f - Aug 2010)
- DFEE WorkSheet: New dwelling design stage
- SAP WorkSheet: New dwelling design stage
- DER WorkSheet: New dwelling design stage
- Regulations Compliance Report
- Predicted Energy Assessment

Received on 29/07/2022

The details pursuant to Condition 8 have been reviewed by officers. It is considered that the information provided is sufficient to fulfil the requirements of Condition 8 of planning permission 211136. As such, this condition is hereby discharged.

The above condition, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

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

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

Kind regards,

David Brett

David Brett
Senior Planning Officer