



Mr. M Pearce
Weston Homes Plc
Parsonage Road
Takeley
CM22 6PU

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 200685

Your Ref: PP-08624281

Direct ☎: 01189374150

e-mail: Tom.Hughes@reading.gov.uk

4 May 2022

Your contact is: Tom Hughes, Planning

Dear Mr Pearce,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 200685

Application type: Approval of Conditions

Address: 5-9 Berkeley Avenue Reading RG1 6EL

Proposal: Discharge of condition 20 (Code for Sustainable Homes) of planning permission 101656/EXT

I refer to your application as described above.

Condition 20 of planning permission 101565/EXT states:

'No development shall take place until a Design Stage Code for Sustainable Homes Assessment has been carried out by a licenced assessor demonstrating that overall the scheme will achieve a Code Level 3 with a minimum score of 62.5 points. The Design Stage Assessment shall also demonstrate that a minimum of the mid-point between Code Level 3 and Code Level 4 will be achieved for credit ENE1 (Dwelling Emission Rate). An Interim Code Certificate demonstrating all of the above has been achieved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Development to be carried out only in accordance with the approved details and before the final dwelling is occupied a Post-Construction Stage Assessment shall have been carried out by a licenced assessor which shall confirm that the dwelling meets the required standard. The Final Code Certificate demonstrating these requirements have been met shall be submitted to and approved in writing by the LPA prior to the occupation of the final dwelling.'

Pursuant to this condition, the following information has been supplied:

Covering Letter

Post Construction Stage Assessment by Stansted Environmental Services Ltd

It is confirmed that the submitted details are acceptable. The submitted details are hereby **approved** pursuant to condition 20 of planning permission 101656/EXT.

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 or the direct line as above.

Yours sincerely

SDV

PP

Tom Hughes