



Reading
Borough Council

Working better with you

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Executive Director for Economic Growth
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Civic Centre, Reading, RG1 7AE

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Our Ref: 211421

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

5 January 2022

Your contact is: Mr Jonathan Markwell, Planning

Dear Mr Dave Hasler & Mrs Karen Eden,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 211421

Application type: Approval of Conditions

Address: Addington House, 73 London Street, Reading, RG1 4QA

Proposal: Discharge of conditions 3 (construction method statement), 9 (noise scheme) and 10 (BREEAM) of planning permission 180758, as granted 12/10/2018.

I refer to the above application to discharge planning permission conditions 3 (construction method statement), 9 (noise scheme) and 10 (BREEAM) of planning permission 180758 and respond as follows:

Condition 3 (construction method statement)

The construction method statement details, as shown on the following:

Construction Method Statement by K2 Consultancy dated August 2021
SC-001 Site compound plan
As both received on 26/08/2021

are considered to be acceptable. However, the confirmation in this letter cannot be taken that the condition is discharged, as the wording of condition 3 required details to be submitted prior to the commencement of the development. In this instance the development was confirmed by you to have commenced before this discharge of condition application had been determined (your email of 05/01/2022 stated that the planning permission was implemented prior to 12/10/2021).

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.

Condition 9 (noise scheme)

The noise scheme details, as shown on the following:

Acoustic Report by auricl acoustic consulting Ref P/A/1/210813 Version 02 dated 13/08/2021, as received 26/08/2021

Email from K2 Consultancy 'RE: 73 London St ref 211421', as received 22/09/2021

Email from K2 Consultancy 'RE: 73 London St ref 211421', as received 07/10/2021

are considered to be acceptable. However, the confirmation in this letter cannot be taken that the condition is discharged, as the wording of condition 9 required details to be submitted prior to the commencement of the development. In this instance the development was confirmed by you to have commenced before this discharge of condition application had been determined (your email of 05/01/2022 stated that the planning permission was implemented prior to 12/10/2021).

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.

Condition 10 (BREEAM)

The BREEAM details, as shown on the following:

BREEAM Domestic Refurbishment 2014 - Design Stage : Addington House (BREEAM-0090-1561), as received on 26/08/2021

BREEAM Domestic Refurbishment Scheme 2014 Assessment DESIGN DEVELOPMENT SPECIFICATION Status: DESIGN - Final (26/08/21), as received on 26/08/2021

Letter from K2 Consultancy, as received 08/09/2021

BREEAM UK Interim Certificate: Design Stage Interim Certificate Number: BREEAM-0090-1561 Issue:01 Flat 2, Addington House, 73, London Street Reading Berkshire RG1 4QA dated 23/12/21, as received 04/01/2022

BREEAM UK Interim Certificate: Design Stage Interim Certificate Number: BREEAM-0090-1561 Issue:01 Flat 3, Addington House, 73, London Street Reading Berkshire RG1 4QA dated 23/12/21, as received 04/01/2022

BREEAM UK Interim Certificate: Design Stage Interim Certificate Number: BREEAM-0090-1561 Issue:01 Flat 4, Addington House, 73, London Street Reading Berkshire RG1 4QA dated 23/12/21, as received 04/01/2022

BREEAM UK Interim Certificate: Design Stage Interim Certificate Number: BREEAM-0090-1561 Issue:01 Flat 5, Addington House, 73, London Street Reading Berkshire RG1 4QA dated 23/12/21, as received 04/01/2022

BREEAM UK Interim Certificate: Design Stage Interim Certificate Number: BREEAM-0090-1561 Issue:01 Flat 6, Addington House, 73, London Street Reading Berkshire RG1 4QA dated 23/12/21, as received 04/01/2022

BREEAM UK Interim Certificate: Design Stage Interim Certificate Number: BREEAM-0090-1561 Issue:01 Flat 1, Addington House, 73, London Street Reading Berkshire RG1 4QA dated 23/12/21, as received 04/01/2022

BREEAM UK Interim Certificate: Design Stage Interim Certificate Number: BREEAM-0090-1561 Issue:01 Flat 7, Addington House, 73, London Street Reading Berkshire RG1 4QA dated 23/12/21, as received 04/01/2022

BREEAM UK Interim Certificate: Design Stage Interim Certificate Number: BREEAM-0090-1561 Issue:01 Flat 8, Addington House, 73, London Street Reading Berkshire RG1 4QA dated 23/12/21, as received 04/01/2022

are considered to be acceptable. However, the confirmation in this letter cannot be taken that the condition is discharged, as the wording of condition 10 required details to be submitted prior to the commencement of the development. In this instance the development was confirmed by you to have commenced before this discharge of condition application had been determined (your email of 05/01/2022 stated that the planning permission was implemented prior to 12/10/2021).

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.

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

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

Yours sincerely

Jonathan Markwell

Mr Jonathan Markwell
Principal Planning Officer

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.gov.uk/>