



Reading
Borough Council
Working better with you

Mr Peter Brownjohn

Via email only:

admin@wspa.co.uk

Frances Martin
Executive Director for Economic

Growth and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☐ 0118 9373787

Our Ref: 211993

Your Ref: PP-10455576-v1

Direct ☐: 01189374085

e-mail:
Ethne.Humphreys@reading.gov.uk

25 February 2022

Your contact
is:

Ms Ethne Humphreys, Planning

Dear Mr Brownjohn,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 211993

Application type: Approval of Conditions

Address: 54 Queens Road Reading RG1 4AZ

Proposal: Application for approval of details reserved by Conditions 3 (Materials), 4 (CMS), 6 (Noise), 19 (SAP Design), and 24 (Floor Levels) of application 191660

I refer to your application as described above.

I write with regards to conditions 3 (Materials), 4 (CMS), 6 (Noise), 19 (SAP Design) and 24 (Floor Levels) of planning permission ref. 191660FUL.

Condition 3 (Materials)

The material details as shown on the following:

Dormer detail drawing no: P/07

Received 10th December 2021

Material specification photos

Received 24th February 2022

are approved pursuant to condition 3.

Condition 4 (CMS)

The Council's Transport officer has confirmed that the construction method statement details as shown on the following:

Construction and Environmental Method Statement

Construction Method Statement - Pre-Commencement Condition - Site Plan Drawing No: P/08

Received 10th December 2021

are approved pursuant to condition 4.

Condition 6 (Noise)

The Council's Environmental Protection officer has confirmed that the details as shown on the following:

Façade Noise Exposure Assessment ref.HA/AD903/V1.1 prepared by HA ACOUSTICS

Received 15th February 2022

are approved pursuant to condition 6.

Condition 19 (SAP Design)

The SAP assessment details, as shown on the following:

Regulations Compliance Report by Compliant EPC - Flat 1

Regulations Compliance Report by Compliant EPC - Flat 2

Regulations Compliance Report by Compliant EPC - Flat 3

Regulations Compliance Report by Compliant EPC - Flat 4

Regulations Compliance Report by Compliant EPC - Flat 5

Regulations Compliance Report by Compliant EPC - Flat 6

Regulations Compliance Report by Compliant EPC - Flat 7

Regulations Compliance Report by Compliant EPC - Flat 8

Regulations Compliance Report by Compliant EPC - Flat 9

SAP - L1A Assessment Design Stage ref. CEPCN/1179 by Compliant EPC

Received 10th December 2021

are approved pursuant to condition 19.

Condition 24 (Floor Levels)

The finished floor level details as shown on the following:

Proposed Site Plan - Pre-Commencement Condition Drawing No: P-PO1

Received 10th December 2021

are approved pursuant to condition 24.

The above conditions, 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/or subsequent use of the development.

I trust the above is satisfactory, however, please contact me should you have any queries.

Yours sincerely

Ethne Humphreys

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Senior Planning Officer