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Our Ref: 190468

Your Ref: PP-07718196

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8 June 2021

Your contact is: Ms Julie Williams, Planning

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 190468

Application type: Approval of Conditions

Address: 11-13 Kings Road Reading Berkshire RG1 3AR

Proposal: Application to discharge conditions 2, 6, 12 and 14 of permitted application 182006.

I refer to your application as described above and I am sorry for the delay in issuing this to you.

Condition 2 - plans

You are seeking to change the layout plans through this application but amendments such as these would normally be dealt with by an application for a non-material change application. So while in principle there is no objection to the change in layout this cannot be approved by this decision letter.

Condition 6 - Construction Methods Statement

Most of what is proposed in your submission is acceptable save for your submission in item B where it is not specified how materials and other deliveries will be managed. The Kings Road frontage is bus with a bus stop close by. Unloading etc here would not normally be acceptable. The transport team commented that "The applicant has stated that it is envisaged that all site traffic and deliveries will be along the Abbey Street elevation of the building via a small van. However, there is an existing bus stop located to the front of the site and no loading or unloading should impact on the operation of the bus service. In addition, construction works are currently being undertaken on the adjacent Jackson's Corner development, therefore, further details are required before the CMS can be approved".

However, given the time that has passed and as I consider you understand the issues to be addressed I am happy to confirm that this condition is met on the proviso that you work with highways colleagues before works commence.

Condition 12 - noise mitigation

After initial concerns raised you were able to confirm that the noise assessment would not be affected by the proposed changes to layout and the mitigation measures will not change. You explained that the acoustician's report in terms of assessment was not linked to the layout of the rooms behind the façade, and for mitigation it set out types of glazing upgrades by room type. This simply means that where the proposals show the living room and bedroom in flat 11 have switched positions, it will still need to be the bedroom window that receives the higher specification glazing upgrade. Flat 12, which has been rearranged, was not subject to any acoustic upgrades.

You also confirmed that working times had not changed and would still comply with the restriction set by condition 13.

Condition 14 - BREEAM

An assessment has been provided by Focus (titled Abbey Hall and dated June 2019) that concludes that "Based upon the BREEAM pre assessment meeting held and the credit summary, the scheme achieves an anticipated score of 57.22 which equates to a rating of 'Very Good'. The requirement is for a Very Good (score 55) so the predicted achievement is welcomed and acceptable.

In respect of conditions 6 and 12 full compliance requires the methods proposed to be followed during construction to avoid falling in breach of these conditions. For BREEAM submission of a report on the achieved score is required by condition 15.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'J. Williams', written in a cursive style.

Ms Julie Williams
Acting Planning Manager