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Our Ref: 210706/APC

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28th June 2021

Your contact is: Connie Davis, Planning

Dear Mr Bottomley,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 210706

Application type: Approval of Conditions

Address: 1 Station Road, Reading, RG1 1LG

Proposal: Application for approval of details reserved by condition 6 (Energy)
of application 201175

I refer to your application as described above.

Condition 6

As a reminder, Condition 6 states:

No development shall commence in the construction of the change of use hereby permitted 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 5% 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.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

The following information was submitted:

FUL SAP CALCULATION PRINTOUT produced by Elmhurst Energy (pages 1-14)

Received 6th May 2021

The details were reviewed by the case officer. In the absence of contrary information from the Building Control and Sustainability teams, it is considered that the information provided is sufficient to fulfil the requirements of Condition 6 of planning permission 201175. As such, this condition is hereby discharged.

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 on the number above if you have any further queries.

Yours sincerely,

Connie Davis

Senior Planning Officer