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16th March 2021

Your contact is: Connie Davis, Planning

Dear Mr Bryan,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 210150

Application type: Approval of Conditions

Address: 28 Northfield Road, Reading, RG1 8AH

Proposal: Application for approval of details reserved by Condition 6 of application 191924

I refer to your application as described above.

Condition 6

As a reminder, Condition 6 states:

No development shall commence on site 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 19% 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:

Discharge Condition 6 Energy Statement. Report No. DC-ES-HX-SR-21-01 dated January 2021 prepared by Abbey Consultants
Draft SAP specification - Planning. Revision 2. Date of issue: 27 January 2021 prepared by Abbey Consultants

Received 1st February 2021

The details were reviewed by the case officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 6 of planning permission 191924. 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

Planning Officer