

Our Ref: 201184/APPCON

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Your
contact is:

Brian Conlon, Planning

Dear Ms Barnett,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 201184/APPCON

Application type: Approval of Conditions

Address: Kendrick Girls School, London Road, Reading

Proposal: Application for approval of details reserved by condition 8 (BREEAM) of application 190973

I refer to the above-mentioned application and the details submitted pursuant to condition 8 (BREEAM) of application 190973/FUL. This condition reads as follows:

8. No development shall take place until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and receipt acknowledged in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with sustainable building standards. RBCS Policy CS1 and SPD Sustainable Design and Construction (2011)

Condition 8 and 9 of this permission were amended under s96A of the Town and Country Planning Act 1990 (as amended). This non-material amendment (Ref. 191583) agreed to the rewording of Condition 8 as follows:

Prior to first occupation either:-

- a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard certification, or*

- *evidence to demonstrate compliance with the minimum score to 46% with the objective to achieve a higher score shall be submitted to the Local Planning Authority for its approval in writing.*

REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

The information submitted to discharge condition 8 consist of the following:

- BREEAM NC 2018 ASSESSMENT TRACKER - AUG 2020 REV H/

This report tracks the development's progress toward achieving a BREEAM 2018 New Construction rating of Good. This requires an overall score of 45% to be achieved in addition to the mandatory criteria. The development is being assessed under Education - Fully Fitted. The report identifies a target score of 47.88% (Rating Good).

This submitted BREEAM rating would be insufficient to discharge the original wording of condition 8 under application 190973 (Requirement of Very Good), however is deemed sufficient to allow the discharge of amended condition 8 under NMA submission 191583 (Rating Good).

The agreed Non-Material changes relate to condition 8 the substantive planning permission (Ref 190973) and is to be read in the context of the substantive planning permission. Application 190973 still stands and this NMA and subsequent discharge of amended condition 8 (and any other notices issued under section 96a for this development) should be read together.

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.

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

Yours sincerely,

A handwritten signature in black ink, reading 'BConlon' in a cursive style.

Brian Conlon BA Hons MSC MRTPI
Principal Planner