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Our Ref: 201404/APC

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15th January 2021

Your contact is: Connie Davis, Planning

Dear Mr Weston,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 201404

Application type: Approval of Conditions

Address: 78 London Street, Reading

Proposal: Application for approval of details reserved by conditions 2, 3, 5 and 6 of application 200536

I refer to your application as described above.

Condition 2

As a reminder, Condition 2 states:

No development shall commence beyond foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development, including window details, and doors, hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

The following information was submitted:

Material Schedule reference 19017_6.1_21.01.13
19017-PL-21 Rev A - Proposed Sash Window Detail
19017-PL-23 - Proposed External Door Detail

Received 13th January 2021

GGL-EDN-0114-1104 - Velux centre-pivot roof window

Received 7th October 2020

The details were reviewed by the case officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 2 of planning application 200536. As such, this condition is hereby discharged.

Condition 3

As a reminder, Condition 3 states:

No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for WHERE REQUIRED:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;*
- b) Location on site for storage of plant and materials used in constructing the development;*
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;*
- d) Identification of any footpath closures or road closures needed during construction;*
- e) Required wheel washing facilities on site;*
- f) A scheme for recycling waste resulting from the construction works.*
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;*
- h) Provisions to be made for the control of noise coming from the site during demolition and construction;*

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

The following information was submitted:

19017-PL-20 Rev A - Proposed Site Setup Plan

19017_9.11_20.11.16_Construction Method Statement by Weston & Co Architects

Received 16th November 2020.

The details were reviewed by the case officer and the RBC Transport Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 3 of planning application 200536. As such, this condition is hereby discharged.

Condition 5

As a reminder, Condition 5 states:

No development shall commence on-site until details of means of sound insulation between the ground floor and basement levels have been provided to and approved by the LPA. Thereafter, the development shall only be undertaken in accordance with the approved details.

REASON: To protect the amenity of residents from disturbance in accordance with Policy CC8.

The following information was submitted:

19017-PL-22 - Proposed Acoustic Floor Upgrade Detail

The details were reviewed by the case officer and Environmental Protection Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 5 of planning application 200536. As such, this condition is hereby discharged.

Condition 6

As a reminder, Condition 6 states:

No development shall commence on site until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

REASON: These details are required due to insufficient information being contained within this submission and in order to safeguard the amenity of occupants in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

The following information was submitted:

Report reference no. 20200930_4702_ENA01 Revision A prepared by Paragon dated 30/09/20.

The details were reviewed by the case officer and Environmental Protection Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 6 of planning application 200536. As such, this condition is hereby discharged. However, it should be noted that the proposed bespoke made sash windows are required to comply with the glazing specification given in the approved noise assessment.

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