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Our Ref: 200824/APPCON
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19 May 2021

Your contact is: Richard Eatough, Planning

Dear Paul,

**Application to discharge a planning condition
200824/APPCON
Discharge of condition 4 of planning permission 200863
[2nd. And 3rd. floors] 1 Station Road, Reading**

I refer to the above application to discharge a planning condition and apologise for the delay in providing this written response.

Condition 4 ventilation scheme

Condition 4 of permission (office prior approval) 200863 reads as follows:

“No development shall take place until a detailed ventilation scheme, has been submitted to and approved, in writing, by the Local Planning Authority. A ventilation scheme with a minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation shall be installed. 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: To protect the amenity of future occupants of the proposed development in accordance with paragraph O.2(1) (d), Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.”

Due to the air quality in the area, this condition was considered necessary. The following information has been submitted and considered:

JDP-Z48-02-57-01 Rev. T1 Second Floor Ventilation Layout
JDP-Z48-03-57-01 Rev. T1 Third Floor Ventilation Layout

The above details were received on 26 April 2021.

Further, the specifications of this equipment has been set out in the email of 10 September 2020 from David Mather at JDP to Thackeray Estates:

“The attached technical note sets out the requirement, indicates the result of no action, then demonstrates betterment with the proposed attenuation solution (a combination of MVHR selection and inline attenuators). The result is a NR of 27 which is below the NR of 34 which is the maximum allowable within BS8233 for a dwelling I believe that this confirms that “noise from the system will not result in BS8233 internal levels being exceeded”.

The Council’s Environmental Protection Officer has agreed that the above details are suitable for the purposes of Condition 4. Accordingly, these details, insofar as they relate to the office prior approval noted, which provided planning permission for the 2nd. And 3rd. floors of the building are approved and Condition 4 is hereby discharged, providing that the development is undertaken in accordance with the approved details.

If you should require any further clarification or assistance with this matter, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in dark ink, appearing to be 'Richard Eatough', with a stylized, sweeping flourish at the end.

Richard Eatough

Acting Development Management Team Leader