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Our Ref: 172203/APPCON
Your Ref:

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7 March 2019

Your contact is: Richard Eatough, Planning

Dear Peter

Planning reference 172203/APPCON
Application to discharge a planning condition of planning permission
162087/VARIAT
Kings Point/Verto, 120 Kings Road, Reading

I refer to the above application to discharge two planning conditions. I received confirmation from the EHO only this morning that we are in a position to be able to finally discharge this planning condition.

As you are aware, the site is within the Borough's Air Quality Management Area.

This application is to discharge 2x planning conditions:

Condition 15 (Plant, air conditioning and ventilation systems) and
Condition 16 (Acoustic assessment)

Condition 15 states:

15. No plant equipment, air conditioning or ventilation systems shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. The details shall include details of all equipment and external fittings and noise ratings. For the avoidance of doubt, the inlets for any mechanical ventilation/heat recovery scheme should be located on the 'clean' sides of the building (Bembridge Place or the Kennet). The development shall thereafter only be operated and constructed in accordance with the approved details.

Reason: as no details have been submitted and in the interests of the amenities of local residents and occupiers of the development.

Policies: CS34, DM4

Condition 16 states:

16. The air conditioning/ventilation plant in Condition 15 above shall not be installed until an acoustic assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate that the plant noise rating level will not cause an increase in the existing background noise level when measured/predicted in accordance with BS 4142:2014 methodology. The noise levels shall be determined at the nearest noise-sensitive premises. The development shall thereafter only be operated and constructed in accordance with the approved details.

Reason: to protect the amenity of neighbouring residents of the proposed development.

Policies: CS34, DM4

You have submitted the following in order to satisfy the above conditions:

- Cover letter by RPS CgMS ref. KJ/SYW/17728, dated 8 December 2017
- Air conditioning / Ventilation System Report by EDC, November 2017, ref: L16033-DEC-XX-XX-ACV-M-001, rev. B
- Mechanical Equipment Schedule by EDC, May 2017, ref: L16033-EDC-XX-XX-SH-M001, rev.T01
- Ground Floor Plantroom Noise Level Drawing, ref: L16033-EDC-00-ZZ-DR-CS-2000
- Roof Level Ventilation Services Layout, ref: L16033-EDC-00-RF-DR-H-3000
- Plantroom Mechanical Services Layout, ref: M006-T1
- Car Park Ventilation - Design, Manufacture, Install & Commission, by ecopark, ref: 0028-17-ED
- Noise Compliance Report by KP acoustics, September 2017, ref. 14120.PCR.01.RevA
- Air Quality Report, prepared by Valco, dated 26th February 2019
- Laboratory Analysis Report, prepared by Gradko Environmental, dated 18th February 2019 [air quality assessment]
- First floor GA plan - Drawing No. P16039-G T -00-01-D R -A-03203, REV 06 [this plan shows flat numbers of the first floor flats and their locations]

You have advised that the inlet discussed is to serve commercial functions (shop/mezzanine plant level) and not the residential units. And this is noted on plan 4295a m006 t1 above as 'air intake louvre for combustion & general ventilation of landlords [sic.] plantroom'

You have advised that the majority of the flats will be naturally ventilated and have only opening windows and no mechanical ventilation systems, as was approved by 161567/APPCON. The flats above would then also have a MHVR system, but this would be served by a rooftop air inlet, sited on the flat roof and behind the parapet. Whilst this arrangement is not strictly in compliance with the terms of the condition - in that it is not sited on either the Kennet nor the Bembridge Place elevation - it is in accordance with the spirit of the condition, as the roof is considered to be a clean area. I am content that this satisfies the purposes of this condition.

You have agreed to RBC Environmental Protection's requirement for the use of the silencer CA45L (not a CA45S) is used for the inlet of the plant room supply fan needed. This is as set out in the above planning compliance report.

Provided that the development is undertaken and then operated/retained in accordance with the above details, then Conditions 15 and 16 of planning permission 162087/VARIAT are hereby discharged.

Yours sincerely,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke at the end.

Richard Eatough

Area Planning Team Leader (North/Central) and Acting Area Planning Team Leader (South/West)