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Our Ref: 181578

Your Ref: PP-07251038

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25 October 2018

Your contact is: Mr Jonathan Markwell, Planning

Dear jsa architects,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 181578

Application type: Approval of Conditions

Address: Red Cow Ph 50 Crown Street Reading RG1 2SE

Proposal: Discharge of conditions 10 (noise protection) and 16 (sustainability measures) of planning permission 172255.

I refer to the above application to discharge planning permission conditions 10 (noise protection) and 16 (sustainability measures) and respond as follows:

Condition 10 (noise protection)

The noise protection details, as shown on the following:

Series 10 Slimline, Series 20 Slimline & Series 60 Tilt-in specification details by Selectglaze, as received 05/09/18.

Letter from Selectglaze Ref IM/E/62569 dated 31/08/18, as received 05/09/18

WD-207A - Proposed First Floor Plan, as received 05/09/18

Acoustic Performance Matrices details (5 pages), as received 18/10/18

WD-208A - Proposed Second Floor, as received 18/10/18

Openings Schedule by Selectglaze Ref ISM/E/62569 / 3 / A, dated 19/10/18, as received 22/10/18

Emails from JSA Architects dated and received 18/10/18 & 22/10/18

are approved pursuant to condition 10.

Condition 16 (sustainability measures)

The sustainability measures, as shown in the following:

Condition 16 - Sustainability Measures by JSA Energy Version 2.1 dated 01/08/18, as received 05/09/18

are approved pursuant to condition 16. As per the wording of the condition, the development shall be carried out in full accordance with the approved measures.

The above conditions, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

In relation to condition 10, the Environmental Protection Officer also advises that the plan detailing the ventilation intakes to be located on the roof will be very important when you subsequently seek to discharge condition 15 (air quality mitigation measures) in the future.

You are advised that all pre-commencement planning conditions for permission 172255 have now been discharged. However, the following pre-occupation conditions are outstanding and will require future submissions to the local planning authority: 4 (addresses); 12 (odours); 15 (air quality mitigation measures). Furthermore, the following associated listed building consent (172256) conditions are also outstanding and will require future submissions to the local planning authority, and approval prior to the commencement of the relevant part of the works: 3a (mortar mix); 3b (staircases); 3e (services); 3f (internal partition walls).

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

Jonathan Markwell

Mr Jonathan Markwell
Principal Planning Officer