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Our Ref: 171659

Your Ref: PP-06399745

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15 November 2017

Your contact is: Mr Jonathan Markwell, Planning

Dear Jon Spires Architects Limited,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 171659

Application type: Approval of Conditions

Address: 177 Kings Road Reading

Proposal: Discharge of conditions 3 (Bin Stores), 9 (Cycle Stores), 10 (Construction Method Statement), 11 (Noise Protection Measures), 12 (Air Quality) and 13 (Noise and Dust) of planning permission 160749.

I refer to the above application to discharge planning permission conditions 3 (Bin Stores), 9 (Cycle Stores), 10 (Construction Method Statement), 11 (Noise Protection Measures), 12 (Air Quality) and 13 (Noise and Dust) and respond as follows:

Condition 3 Bin Stores

The bin details as shown on the following:

17.35-207 Rev A - Bin Storage Details, as received 30/10/17

are approved pursuant to condition 3.

Condition 9 - Cycle stores

The cycle details as shown on the following:

17.35-200 Rev B - Cycle Storage Details, as received 30/10/17

are approved pursuant to condition 9.

Condition 10 - Construction Method Statement

The CMS measures as shown on the following:

Construction Method Statement 17.35-CMS1 by Spires Architects, received 20/09/17
17.35-206 Rev D - Construction Method Statement Site Plan, as received 08/11/17

are approved pursuant to condition 10.

Condition 11 - Noise Protection Measures

The protection measures as shown on the following:

Noise Impact Assessment by ENS Ref NIA/5275/14/4984/v3/King's Road, dated 14/11/17, as received on 15/11/17

17.35-205 - Secondary Glazing - Elevations & Details, as received 20/09/17

Granada Secondary Glazing specification details x2, as received 20/09/17

are approved pursuant to condition 11.

It is advised that the details approved by this application include internal works to the listed building which have not received listed building consent. As such, the discharge of this condition is notwithstanding the separate requirement for seeking and obtaining listed building consent.

Condition 12 - Air Quality

The air quality details as shown on the following:

17.35-201 - Ventilation - Basement & Ground Floor Plans

17.35-202 - Ventilation - First & Second Floor Plans

17.35-203 - Ventilation - Third Floor & Roof Plans

17.35-204 - Ventilation - Elevations & Details

All received on 20/09/17

are approved pursuant to condition 12.

Condition 13 - Noise and Dust

The noise and dust details as shown on the following:

Construction Method Statement 17.35-CMS1 by Spires Architects, received 20/09/17

are approved pursuant to condition 13.

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

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