

Number One, The Drive
Great Warley, Brentwood
Essex CM13 3DJ
Tel: 01277 224664

e-mail: alicia.lai@jtspartnership.co.uk

Our ref: ND/AL/9599

10th April 2024

Reading Borough Council
Planning Department
Reading Borough Council Civic Offices
Bridge Street
Reading
RG1 2LU

Dear Sir or Madam

Planning Portal reference: PP-12948758
Application for Approval of Details Reserved by Condition Application
Miller & Carter, 109 Kidmore Road, Caversham, Reading, RG4 7NH

On behalf of our client, Mitchells & Butlers Retail Ltd (the Applicant) we are pleased to submit an application for approval of details to discharge Condition 5 of permission 230661, which concerned a full planning application for a revised system/ventilation system to be mounted on a rear flat roof, to replace the existing system at the Miller & Carter in Caversham. That application was granted on 17th August 2023 by Reading Borough Council (the Local Planning Authority or LPA).

This current application submission comprises the following:

- This Covering Letter, dated 10th April 2024.
- Completed Application Form and Certificate.
- Drawing 9599-100-00 Site Location Plan.
- Condition 5 Noise Assessment (P22-530-R02).
- Decision Notice 230661.

Condition 5 of the decision notice provides:

“5. Within 6 months of this decision of the hereby approved plant a secondary noise assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be carried out in accordance with BS4142:2014 A2019 and shall demonstrate that the plant as installed meets the specifications of the Mechanical Plant Noise Assessment produced by Hepworth Acoustics Ltd received on 15th May 2023 and it shall further demonstrate that the specific sounds level of the plant/equipment hereby approved, (LAeq,TR) (with reference to BS: 4142) as measured at a point 1 metre external to the nearest noise-sensitive façade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The rating level, LA90,T (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise – sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when

all plant/equipment (or any part of it) is in operation. The assessment shall if necessary propose suitable mitigation in order to ensure that the aforementioned criteria is achieved.

REASON: To safeguard the amenities of the surrounding properties and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019."

This application is accompanied by a Noise Assessment Report, which sets out all the relevant details and information required to discharge this condition.

The Report concludes that based on their assessment, the specific sound level and the noise rating level from the new kitchen ventilation system is more than 10 dB(A) below the background noise levels previously measured on site by Hepworth Acoustics in February 2023. This is when determined at a point 1 metre external to the nearest habitable room window.

The Report adds that this therefore means that the noise from the new kitchen ventilation plant meets the requirements of Condition 5 of planning permission 230661. On this basis, Hepworth Acoustics Ltd recommend that Condition 5 may be discharged.

We have calculated the statutory fee for this application to be £145.00 plus £70.00 of service charge (including VAT), which has been paid in full via Planning Portal. I trust that the submitted information is sufficient to discharge Condition 5.

If any further information is required, please do not hesitate to contact myself or my colleague Nick Davey, at our Brentwood Office.

Yours faithfully,



Alicia Lai

For and on behalf of The JTS Partnership LLP