

Civic Offices,
Bridge Street
Reading,
RG1 2LU
☎ 0118 9373787

Our Ref: PL/24/0596
Your Ref:

Direct: ☎ 01189372286
12/09/2024

Colony Architects
The Wine Store
Brewery Court
Theale
RG7 5AJ

Your contact is: Alison Amoah, Planning

Dear Ian,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/0596

Application Type: Approval of details reserved by a condition

Location: Zoar Strict Baptist Chapel, South Street, Reading

Proposal: Application for Approval of Details Reserved by Condition 10 (Dwelling Emission Rates) of application 211063

I refer to your Approval of Conditions application as described above.

Condition 10 – Dwelling Emission Rate (SAP)

This condition states:

“10. [Pre-Commencement] No development shall commence on site until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate as defined in the Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), and built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of a ‘design stage’ Standard Assessment Procedure 9SAP), produced by an accredited assessor.”

The following documents are approved, as received 4th July 2024:

- Part G Compliance Report (water) Flat 1, dated 3/7/24, prepared by Energy Calculations Ltd
- Part G Compliance Report (water) Flat 2, dated 3/7/24, prepared by Energy Calculations Ltd
- Part G Compliance Report (water) Flat 3, dated 3/7/24, prepared by Energy Calculations Ltd
- Part G Compliance Report (water) Flat 4, dated 3/7/24, prepared by Energy Calculations Ltd
- Part G Compliance Report (water) Flat 5, dated 3/7/24, prepared by Energy Calculations Ltd
- Part G Compliance Report (water) Flat 6, dated 3/7/24, prepared by Energy Calculations Ltd
- Part G Compliance Report (water) Flat 7, dated 3/7/24, prepared by Energy Calculations Ltd
- Part G Compliance Report (water) Flat 8, dated 3/7/24, prepared by Energy Calculations Ltd
- Building Regulations England Part L (BREL) Compliance Report [Design stage SAP] Flat 1, dated 3/7/24
- Building Regulations England Part L (BREL) Compliance Report [Design stage SAP] Flat 1, dated

3/7/24

- Building Regulations England Part L (BREL) Compliance Report [Design stage SAP] Flat 2, dated 3/7/24
- Building Regulations England Part L (BREL) Compliance Report [Design stage SAP] Flat 3, dated 3/7/24
- Building Regulations England Part L (BREL) Compliance Report [Design stage SAP] Flat 4, dated 3/7/24
- Building Regulations England Part L (BREL) Compliance Report [Design stage SAP] Flat 5, dated 3/7/24
- Building Regulations England Part L (BREL) Compliance Report [Design stage SAP] Flat 6, dated 3/7/24
- Building Regulations England Part L (BREL) Compliance Report [Design stage SAP] Flat 7, dated 3/7/24
- Building Regulations England Part L (BREL) Compliance Report [Design stage SAP] Flat 8, dated 3/7/24

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.

Yours sincerely,

A. Amoah

Alison Amoah
Principal Planner