

Studio - STL

From: Scholes, Anthony <Anthony.Scholes@reading.gov.uk>
Sent: 22 January 2025 11:25
To: Studio - STL; Ciara
Cc: Duncan McClure Fisher; Chitra Deshpande - STL
Subject: RE: re 221681 26 Prospect Street

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Janis,

Yes, should be ok.

Thanks,
Anthony

From: Studio - STL <studio@stlarchitecture.co.uk>
Sent: Wednesday, January 22, 2025 11:23 AM
To: Scholes, Anthony <Anthony.Scholes@reading.gov.uk>; Ciara <ciara.anne.buckley@gmail.com>
Cc: Duncan McClure Fisher <duncan@mcclurefisher.co.uk>; Chitra Deshpande - STL <chitra@stlarchitecture.co.uk>
Subject: RE: re 221681 26 Prospect Street

Warning!
For the attention of
RBC, BfC Staff and Councillors

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Hi Anthony,

So, we can submit an S73 for both noise conditions 5 & 6 and run a Discharge of condition application for condition 7 (SAP) at the same time?

Regards

Janis

Working days Monday to Thursday

From: Scholes, Anthony <Anthony.Scholes@reading.gov.uk>
Sent: Wednesday, January 22, 2025 11:10 AM
To: Studio - STL <studio@stlarchitecture.co.uk>; Ciara <ciara.anne.buckley@gmail.com>
Cc: Duncan McClure Fisher <duncan@mcclurefisher.co.uk>; Chitra Deshpande - STL <chitra@stlarchitecture.co.uk>
Subject: RE: re 221681 26 Prospect Street

Hi Janis,

I would not be doing both under the s73. You may be able to get rid of the specific noise condition with the s73, which could then become: construct in accordance with acoustic assessment xxx if appropriate.

Condition 7 (SAP) would need to be discharged under a Discharge of conditions application.

Kind Regards,
Anthony

From: Studio - STL <studio@stlarchitecture.co.uk>

Sent: Wednesday, January 22, 2025 11:06 AM

To: Scholes, Anthony <Anthony.Scholes@reading.gov.uk>; Ciara <ciara.anne.buckley@gmail.com>

Cc: Duncan McClure Fisher <duncan@mcclurefisher.co.uk>; Chitra Deshpande - STL <chitra@stlarchitecture.co.uk>

Subject: RE: re 221681 26 Prospect Street

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Good morning Anthony,

Thank you for your reply and we have just one more question.

Within the S73 application for condition 6 can we also discharge pre-commencement conditions 5 & 7? As submitting just one application would be beneficial to the planning department and a shorter wait for our client.

We look forward to hearing from you.

Regards

Janis

Working days Monday to Thursday



SHAUN•TANNER
ARCHITECTURE & PLANNING

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Tel : 0118 989 0808

Web : <http://stlarchitecture.co.uk/>

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From: Scholes, Anthony <Anthony.Scholes@reading.gov.uk>

Sent: Wednesday, January 22, 2025 8:32 AM

To: Ciara <ciara.anne.buckley@gmail.com>

Cc: Studio - STL <studio@stlarchitecture.co.uk>; Duncan McClure Fisher <duncan@mcclurefisher.co.uk>; Chitra Deshpande - STL <chitra@stlarchitecture.co.uk>

Subject: RE: re 221681 26 Prospect Street

Hi Ciara,

We aim to make decisions as quickly as possible, though our statutory timeframe for a decision is 8-weeks.

Kind Regards,
Anthony

From: Ciara <ciara.anne.buckley@gmail.com>

Sent: Wednesday, January 22, 2025 8:30 AM

To: Scholes, Anthony <Anthony.Scholes@reading.gov.uk>

Cc: Studio STL <studio@stlarchitecture.co.uk>; Duncan McClure Fisher <duncan@mcclurefisher.co.uk>; Chitra Deshpande STL <chitra@stlarchitecture.co.uk>

Subject: Re: re 221681 26 Prospect Street

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Hi Anthony,

Hope you're feeling better and thank you for letting us know.

We will proceed with that ASAP.

How long does the process typically take?

Thanks,
Ciara

On Wed, 22 Jan 2025 at 08:24, Scholes, Anthony <Anthony.Scholes@reading.gov.uk> wrote:

Good Morning Ciara/Janis,

Apologies for the delay in response, I received the day after a couple of days off ill so have been busy catching up on other things. I reviewed and discussed with our internal noise team on this, they had advised that it could be acceptable at an amended noise level, though we would have to see the information together to take a view on it.

As such, you would be required to lodge an application to vary a condition of an approval (s73 application).

I won't be available to meet and discuss, and particularly cannot comment on CIL matters.

Kind Regards,

Anthony

Anthony Scholes

Senior Planning Officer

Planning Section | Directorate of Economic Growth and Neighbourhood Services

Reading Borough Council

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RG1 2LU

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From: Ciara <ciara.anne.buckley@gmail.com>

Sent: Wednesday, January 22, 2025 8:14 AM

To: Scholes, Anthony <Anthony.Scholes@reading.gov.uk>

Cc: Studio STL <studio@stlarchitecture.co.uk>; Duncan McClure Fisher <duncan@mcclurefisher.co.uk>; Chitra Deshpande STL <chitra@stlarchitecture.co.uk>; Studio STL <studio@stlarchitecture.co.uk>

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Hi Anthony,

Could we please have a meeting to discuss the below? My fiancée and I have been waiting for almost a year and a half to be able to move into the property and are desperate to get this resolved.

I can be available at any time.

Best,

Ciara

On 16 Jan 2025, at 17:35, Ciara <ciara.anne.buckley@gmail.com> wrote:

Hi Anthony,

Following on from Janis' email below, this condition requires sound insulation of 55dB between the property and the commercial property downstairs.

For context, the first floor of the property contains a kitchen and living area. The ground floor commercial property below is the waiting room and small office of a dental practice. The practice has a 25 year lease and so is guaranteed to be in place until 2047. It is very quiet and is only open 0800 to 1630 from Monday to Friday. The bedroom is located on the second floor of the property.

After substantial work was done, the property was made compliant with the building regulations of 43dB and is now at 46dB. Per our sound consultant, the only possible way to increase the insulation further would be to install a suspended ceiling in the dental practice downstairs. I do not have access to or own the commercial property so this is not a possibility.

The technical director for Clarke Saunders Acoustics, who did the report on the property, said that even if we implemented a suspended ceiling we would not necessarily reach the levels required. He suggested we speak to you about this and I would be happy to introduce you for a conversation directly. See below from him:

"55dB seems a high bar for the floor given that there's an office and waiting area below the flat. You might want to query this with RBC. The DnT,w of the floor, which covers acoustic sources such as speech, is already good (coincidentally at 55dB). The Ctr term, which shows how the floor performs against lower frequency sound, such as music, is holding down the overall performance."

My fiancée and I purchased this property over a year ago and are still living at home. We are still dealing with one other pre-commencement condition which will require a £500 air test and potentially solar panels costing thousands of pounds. We are also being pursued for £20k for CIL despite this being a self-build and have had to employ a lawyer to support us. Naturally we do not have unlimited funds and at this point getting the property through planning appears impossible. It is a stated aim of the national planning policy to "seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build."

I would really appreciate a conversation around what is achievable given the circumstances surrounding this property.

Best,

Ciara

On Thu, Jan 16, 2025 at 3:37 PM Studio - STL <studio@stlarchitecture.co.uk> wrote:

Good afternoon,

I am hoping you can help with a query on one of the planning decisions namely condition 6.

No development shall commence on site until a detailed scheme for protecting the dwellings from noise emissions from the commercial use hereby approved and informed by an assessment of the likely noise emissions from the approved commercial use, has been submitted to and approved in writing by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the separating floor/ceiling between the uses achieves a minimum airborne sound insulation performance of greater than or equal to 55 dB (Dntw +Ctr) and ensures that the noise levels within the property do not exceed the values specified in BS8233:2014 with appropriate penalties and adjustments for the character of the noise. The scheme shall make suitable provision for insulation from structure borne noise.

Our client can reach 46db as per Building Regulations Standard. Our question is: what is the likelihood of the condition being varied to the lower 46db?

As an S73 application would take 8 weeks we would love to hear your response or let us know who (which internal Environment consultant) we should approach directly.

We look forward to hearing from you as to whether you can help or not. Thanking you in anticipation.

Regards

Janis

Working days Monday to Thursday

<image002.jpg>

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