

Mr Michael Hooper
HCH LLP
1 Royal Close, Manor Road
Stoke Newington
London
N16 5SE

Our Ref: PL/25/0994

Your Ref: PP-14169732

26/08/2025

Your contact is: Jonathan Markwell, Planning

Dear BMR Property Group

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/0994

Application Type: Approval of details reserved by a condition

Location: Alexander House , 205-207 Kings Road , Reading , RG1 4LS

Proposal: Discharge of condition 6 (As Built Standard Assessment Procedure details) of permission PL/23/1801, as granted on 23/05/2024.

I refer to the above application to discharge planning permission condition 6 (As Built Standard Assessment Procedure details) and respond as follows:

Condition 6 (As Built Standard Assessment Procedure details)

The As Built Standard Assessment Procedure details, as shown on the following:

- Full SAP Calculation Printout Unit 36 SAP 10 Worksheet for New Build (As Built) (Version 10.2, February 2022) Calculation of Fabric Energy Efficiency by Elmhurst Energy dated 02/07/2025, as received 11/07/2025
- Full SAP Calculation Printout Unit 37 SAP 10 Worksheet for New Build (As Built) (Version 10.2, February 2022) Calculation of Fabric Energy Efficiency by Elmhurst Energy dated 02/07/2025, as received 11/07/2025
- Full SAP Calculation Printout Unit 38 SAP 10 Worksheet for New Build (As Built) (Version 10.2, February 2022) Calculation of Fabric Energy Efficiency by Elmhurst Energy dated 02/07/2025, as received 11/07/2025
- Full SAP Calculation Printout Unit 39 SAP 10 Worksheet for New Build (As Built) (Version 10.2, February 2022) Calculation of Fabric Energy Efficiency by Elmhurst Energy dated 02/07/2025, as received 11/07/2025

- Full SAP Calculation Printout Unit 40 SAP 10 Worksheet for New Build (As Built) (Version 10.2, February 2022) Calculation of Fabric Energy Efficiency by Elmhurst Energy dated 02/07/2025, as received 11/07/2025
- Full SAP Calculation Printout Unit 41 SAP 10 Worksheet for New Build (As Built) (Version 10.2, February 2022) Calculation of Fabric Energy Efficiency by Elmhurst Energy dated 02/07/2025, as received 11/07/2025
- Full SAP Calculation Printout Unit 42 SAP 10 Worksheet for New Build (As Built) (Version 10.2, February 2022) Calculation of Fabric Energy Efficiency by Elmhurst Energy dated 02/07/2025, as received 11/07/2025
- Full SAP Calculation Printout Unit 43 SAP 10 Worksheet for New Build (As Built) (Version 10.2, February 2022) Calculation of Fabric Energy Efficiency by Elmhurst Energy dated 02/07/2025, as received 11/07/2025
- Full SAP Calculation Printout Unit 36 SAP 10 Worksheet for New Build (As Built) (Version 10.2, February 2022) Calculation of Dwelling Emissions for Regulations Compliance Energy Rating by Elmhurst Energy dated 02/07/2025, as received 11/07/2025
- Full SAP Calculation Printout Unit 37 SAP 10 Worksheet for New Build (As Built) (Version 10.2, February 2022) Calculation of Dwelling Emissions for Regulations Compliance Energy Rating by Elmhurst Energy dated 02/07/2025, as received 11/07/2025
- Full SAP Calculation Printout Unit 38 SAP 10 Worksheet for New Build (As Built) (Version 10.2, February 2022) Calculation of Dwelling Emissions for Regulations Compliance Energy Rating by Elmhurst Energy dated 02/07/2025, as received 11/07/2025
- Full SAP Calculation Printout Unit 39 SAP 10 Worksheet for New Build (As Built) (Version 10.2, February 2022) Calculation of Dwelling Emissions for Regulations Compliance Energy Rating by Elmhurst Energy dated 02/07/2025, as received 11/07/2025
- Full SAP Calculation Printout Unit 40 SAP 10 Worksheet for New Build (As Built) (Version 10.2, February 2022) Calculation of Dwelling Emissions for Regulations Compliance Energy Rating by Elmhurst Energy dated 02/07/2025, as received 11/07/2025
- Full SAP Calculation Printout Unit 41 SAP 10 Worksheet for New Build (As Built) (Version 10.2, February 2022) Calculation of Dwelling Emissions for Regulations Compliance Energy Rating by Elmhurst Energy dated 02/07/2025, as received 11/07/2025
- Full SAP Calculation Printout Unit 42 SAP 10 Worksheet for New Build (As Built) (Version 10.2, February 2022) Calculation of Dwelling Emissions for Regulations Compliance Energy Rating by Elmhurst Energy dated 02/07/2025, as received 11/07/2025
- Full SAP Calculation Printout Unit 43 SAP 10 Worksheet for New Build (As Built) (Version 10.2, February 2022) Calculation of Dwelling Emissions for Regulations Compliance Energy Rating by Elmhurst Energy dated 02/07/2025, as received 11/07/2025
- Water Efficiency Calculator Flat 37 Alexander House by Consult JA Ref 33707 Rev 2 19.8.25, as received 26/08/2025
- Water Efficiency Calculator Flat 38 Alexander House by Consult JA Ref 33707 Rev 2 19.8.25, as received 26/08/2025

- Water Efficiency Calculator Flat 39 Alexander House by Consult JA Ref 33707 Rev 2 19.8.25, as received 26/08/2025
- Water Efficiency Calculator Flat 40 Alexander House by Consult JA Ref 33707 Rev 2 19.8.25, as received 26/08/2025
- Water Efficiency Calculator Flat 41 Alexander House by Consult JA Ref 33707 Rev 2 19.8.25, as received 26/08/2025
- Water Efficiency Calculator Flat 42 Alexander House by Consult JA Ref 33707 Rev 2 19.8.25, as received 26/08/2025
- Water Efficiency Calculator Flat 43 Alexander House by Consult JA Ref 33707 Rev 2 19.8.25, as received 26/08/2025
- Water Efficiency Calculator Flat 44 Alexander House by Consult JA Ref 33707 Rev 2 19.8.25, as received 26/08/2025
- Building Regulations England Part L (BREL) Compliance Report Unit 36, Flat 37, Alexander House, 205 Kings Road, READING, RG1 4FW, dated 02/07/2025, as received 26/08/2025
- Building Regulations England Part L (BREL) Compliance Report Unit 37, Flat 38, Alexander House, 205 Kings Road, READING, RG1 4FW, dated 02/07/2025, as received 26/08/2025
- Building Regulations England Part L (BREL) Compliance Report Unit 38, Flat 39, Alexander House, 205 Kings Road, READING, RG1 4FW, dated 02/07/2025, as received 26/08/2025
- Building Regulations England Part L (BREL) Compliance Report Unit 39, Flat 40, Alexander House, 205 Kings Road, READING, RG1 4FW, dated 02/07/2025, as received 26/08/2025
- Building Regulations England Part L (BREL) Compliance Report Unit 40, Flat 41, Alexander House, 205 Kings Road, READING, RG1 4FW, dated 02/07/2025, as received 26/08/2025
- Building Regulations England Part L (BREL) Compliance Report Unit 41, Flat 42, Alexander House, 205 Kings Road, READING, RG1 4FW, dated 02/07/2025, as received 26/08/2025
- Building Regulations England Part L (BREL) Compliance Report Unit 42, Flat 43, Alexander House, 205 Kings Road, READING, RG1 4FW, dated 02/07/2025, as received 26/08/2025
- Building Regulations England Part L (BREL) Compliance Report Unit 43, Flat 44, Alexander House, 205 Kings Road, READING, RG1 4FW, dated 02/07/2025, as received 26/08/2025
- Energy Report Flat 37, Alexander House, 205 Kings Road, READING, RG1 4FW by Elmhurst Energy, Ref UNIT 36-UNIT 36, dated 01/07/2025, as received 26/08/2025
- Energy Report Flat 38, Alexander House, 205 Kings Road, READING, RG1 4FW by Elmhurst Energy, Ref UNIT 37-UNIT 37, dated 01/07/2025, as received 26/08/2025
- Energy Report Flat 39, Alexander House, 205 Kings Road, READING, RG1 4FW by Elmhurst Energy, Ref UNIT 38-UNIT 38, dated 01/07/2025, as received 26/08/2025
- Energy Report Flat 40, Alexander House, 205 Kings Road, READING, RG1 4FW by Elmhurst Energy, Ref UNIT 39-UNIT 39, dated 01/07/2025, as received 26/08/2025

- Energy Report Flat 41, Alexander House, 205 Kings Road, READING, RG1 4FW by Elmhurst Energy, Ref UNIT 40-UNIT 40, dated 01/07/2025, as received 26/08/2025
- Energy Report Flat 42, Alexander House, 205 Kings Road, READING, RG1 4FW by Elmhurst Energy, Ref UNIT 41-UNIT 41, dated 01/07/2025, as received 26/08/2025
- Energy Report Flat 43, Alexander House, 205 Kings Road, READING, RG1 4FW by Elmhurst Energy, Ref UNIT 42-UNIT 42, dated 01/07/2025, as received 26/08/2025
- Energy Report Flat 44, Alexander House, 205 Kings Road, READING, RG1 4FW by Elmhurst Energy, Ref UNIT 43-UNIT 43, dated 01/07/2025, as received 26/08/2025
- Block Compliance Ref AH New flats D-as built, issued 02/07/2025, as received 26/08/2025
- 014 Rev B – Proposed Third Floor Plan G.A, as received 26/08/2025

are approved pursuant to condition 6.

The above condition, 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.

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 via email.

Yours sincerely

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer

J.M.