

Mr Matthew Arnold
Unit 1, 56 Glenthams Road,
London,
SW13 9JJ

Emma Gee
Executive Director for
Economic Growth and
Neighbourhood Services

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

Our Ref: PL/25/1201
Your Ref:
PP-14280940
Direct: ☎
09/10/2025

Your contact is: Ethne Humphreys, Planning

Dear Mr K Soobadoo

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/1201

Application Type: Approval of details reserved by a condition

Location: 43 LONDON STREET, READING, RG1 4PS

Proposal: Application for Approval of Details Reserved by Conditions 8 - (SAP Design Stage), 14 - (SUDs Report) 19 - (Mechanical Plant), and 20 - (Noise Impact Assessment) of application PL/19/1043

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

Condition 8 (SAP)

The details, as shown on the following:

Block Compliance Report

SAP, EPC, DER, TER, Building Regulations Compliance Report Appendices Flats 2-22

Received 3rd October 2025

Are **approved** pursuant to Condition 8. The applicant is advised that related condition 9 ('As Built' SAP Assessment) is required to be satisfied prior to the first occupation of any residential dwelling hereby approved.

Condition 14 (SuDs)

The details, as shown on the following:

SuDs Report Document No. C3592-R1-Rev -B dated August 2025 prepared by Nimbus Engineering Consultants

Received 26th August 2025

Are **approved** pursuant to Condition 14.

Condition 19 (Mechanical Plant)

The details, as shown on the following:

Noise Impact Assessment Ref. 25-15593 dated July 2025 prepared by Syntegra Consulting
Received 26th August 2025
Letter from Syntegra Consulting dated 23/07/2025 Ref. 25/15593

Are **approved** pursuant to Condition 19.

Condition 20 (Noise Impact Assessment)

The details, as shown on the following:

Noise Impact Assessment Ref. 25-15593 dated July 2025 prepared by Syntegra Consulting
Received 26th August 2025
Solid timber joist specification
Email from Matthew Arnold 14.22pm confirming acoustic performance and insulation
Received 18th August 2025
Letter from Syntegra Consulting dated 23/07/2025 Ref. 25/15593

Are **approved** pursuant to Condition 20.

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 address or the direct line as above.

Yours sincerely
Ethne Humphreys
Ethne Humphreys
Principal Planner