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Our Ref: PL/26/0268

Your Ref: PP-14675814

04/03/2026

Your contact is: Jonathan Markwell, Planning

Dear Mr S Ahluwalia

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/26/0268

Application Type: Approval of details reserved by a condition

Location: 34-38 SOUTHAMPTON STREET, READING

Proposal: Discharge of condition 18 (dwelling emission rates) of planning permission PL/18/1117, as granted on 12/08/2019.

I refer to the above application to discharge planning permission condition 18 (dwelling emission rates) and respond as follows:

Condition 18 (dwelling emission rates)

The dwelling emission rate details, as shown on the following:

- Block Compliance Calculation Type: New Build (As Built) by Build Energy / Elmhurst Energy, dated 16/02/2026
- Basic Compliance Report Calculation Type: New Build (As Built) Unit 10 by Build Energy / Elmhurst Energy, dated 17/02/2026
- Energy Performance Certificate (EPC) Flat 10 36 Southampton Street READING RG1 2QL
Certificate number: 8836-6132-0500-0415-9222 by Build Energy / Elmhurst Energy, dated 25/02/2026
- Air Permeability Test Certificate Plot 10 Ref 10479041 by Build Energy / Elmhurst Energy
- Full SAP Calculation Printout Calculation Type: New Build (As Built) Unit 10 by Build Energy / Elmhurst Energy, dated 16/02/2026
- Part G Internal Water Usage Report by Build Energy Ref V1, dated 17/02/2025

- Summary of Planning Conditions

- Letter by Hives Architects - RE: Discharge of Condition 18 of Planning Application PL_18_1117 – 34-38 Southampton Street, Reading RG1 2QL, dated 26/02/2026

are approved pursuant to condition 18.

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 in the first instance.

Yours sincerely

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer

J.M.