

Our Ref: SM/B0120/24

9 March 2026

Development Management
Reading Council
Civic Offices
Bridge Street
Reading
RG1 2LU

Via Planning Portal

Dear Sir/Madam,

RE: Reading Gateway Premier Inn, Gateway Proctor End South, Reading RG2 0GG

On behalf of my client, Premier Inn Hotels Ltd, I am submitting an application for the discharge of Condition 4 of planning permission PL/24/1329 for external alterations to the existing hotel building to provide additional hotel bedrooms, reconfigured ancillary hotel restaurant and all associated works.

Condition 4 reads as follows:

“The hotel rooms hereby permitted shall not be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the development has achieved a 6% improvement Target Emission Rate in accordance with the approved ‘Whitbread Group PLC’, ‘Sustainability Statement, dated October 2024.’”

Submitted is an ‘as built’ BRUKL report confirming a 7.4% improvement in the emission rate of the building.

The 7.4% reduction comes from comparing the Building Emission Rate (BER) to the Target Emission Rate (TER) in the report as demonstrated overleaf.



Formula -

$$\text{Reduction (\%)} = \frac{TER - BER}{TER} \times 100$$

Calculation -

$$23.35 - 21.62 = 1.73$$

$$1.73 \div 23.35 = 0.0741$$

$$0.0741 \times 100 = 7.41\%$$

I trust this information is sufficient to allow for the discharge of the condition. However, should you require any further information, please do not hesitate to contact me.

Yours faithfully,



Anna Cuthbert

Planning Assistant

anna.cuthbert@walsingplan.co.uk

