

Ms Zidan Lin
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Our Ref: PL/26/0058
Your Ref:
PP-14635745
Direct: ☎ 07855125859
23/03/2026

Your contact is: Alison Amoah, Planning

Dear Ms Zidan Lin,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/26/0058

Application Type: Approval of details reserved by a condition

Location: 37 ALPINE STREET, READING, RG1 2PY

Proposal: Application for Approval of Details Reserved by Conditions 1, 2, 3, 4, 5, 6, 7 & 8 of permission PL/19/1270, with conditions 2 and 7 as amended by PL/24/0031 (amended)

I refer to your Approval of Conditions application as described above. This relates to the permission PL/19/1270 which was for 'Single storey rear extension, and the conversion of single dwellinghouse (C3) to 2 x C3 flats (2 x 2-bed flats)', approved on the 3rd March 2021. This was amended under PL/24/0031 with respect to conditions 2 and 7.

You are seeking confirmation that all conditions have been complied with.

Condition 1 – Time limit – compliance condition

This states:

- The development hereby permitted shall begin no later than three years from the date of this planning permission.*

This is a compliance condition, and you have submitted the following information to demonstrate that the permission was implemented by 3rd March 2024:

- Implementation Notice signed and dated 19th September 2023 advising that works would commence on 25th September 2023, received 20th January 2026; and
- Discharge Notice Letter from RBC, dated 4th October 2023, received 20th January 2026

It is confirmed that this condition is complied with.

Condition 2 – Approved Plans – compliance condition

This was amended under PL/24/0031 and states:

2. *The plans hereby approved by this Non-Material Amendment (under Section 96A of the Town and Country Planning Act 1990) are as follows:*
 - *Bin and Cycle Storage Plan Rev A, dated 25/1/24, received 26th January 2024 [amended with respect to the Lower Ground Floor Layout only. Bin and cycle storage details are as shown on the approved plan under 191270 – i.e. Drawing: Bin and cycle storage, as received 26 September 2019]*
 - *Proposed Upper Floor Flat – Drawing no: 01 A, dated 25/1/24, received 26th January 2024*
 - *Proposed Front and Rear Elevations Rev B dated 23/1/24 received 26th January 2024*
 - *Proposed Side Elevations Rev A dated 23/1/24, received 26th January 2024*
 - *Proposed Lower Ground Floor Plan Rev B dated 25/6/23, received 26th January 2024*
 - *Sustainability Statement, dated January 2024, prepared by Blew Burton Ltd, received 10th January 2024*

This is a compliance condition, and you have submitted the following information to demonstrate that the permission was implemented in accordance with the above approved plans:

- Site photos, received 20th January 2026
- Photos of Cycle Storage, received 20th January 2026
- Photos of Bin Storage, received 20th January 2026

It is confirmed that this condition is complied with.

Condition 3 – Materials – compliance condition

This states:

3. *The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.*

This is a compliance condition, and you have submitted the following information to demonstrate that the materials matched the existing building:

- Site photos, received 20th January 2026

It is confirmed that this condition is complied with.

Condition 4 – Cycle Parking - compliance condition

This states:

4. *No dwelling/building hereby permitted shall be occupied until the bicycle parking facility for that dwelling/building has been provided in accordance with the plans hereby approved. The facility shall be kept available for bicycle parking at all times thereafter.*

This is a compliance condition, and you have submitted the following information to demonstrate that the bicycle parking facility was implemented in accordance with approved plans:

- Photos of internal cycle storage for upper and lower flats, received 20th January 2026

It is confirmed that this condition is complied with.

Condition 5 – Refuse – compliance condition

This states:

5. *Prior to first occupation of the development hereby approved, the refuse and recycling storage facility shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the dwelling/building at all times.*

This is a compliance condition, and you have submitted the following information to demonstrate that the refuse and recycling storage facility was implemented in accordance with approved plans:

- Photos of bin storage, received 20th January 2026

It is confirmed that this condition is complied with.

Condition 6 – Postal Address Details – pre-occupation

This states:

6. *No residential unit hereby approved shall be occupied until the Local Planning Authority has been notified in writing of the full postal address of the unit(s) hereby approved. The notification shall be sent to the Local Planning Authority quoting the application reference specified on this Notice.*

This is a pre-occupation condition, and you have submitted the following information to demonstrate that the LPA was notified in writing of the full postal addresses prior to the occupation of the flats:

- Occupation Notice dated 10th June 2025, received 20th January 2026

There is evidence on the Council's online GIS system that the property now has 2 separate addresses of 37 and 37A Alpine Street.

It is confirmed that this condition is complied with.

Condition 7 – Final BREEAM – compliance condition

This was amended under PL/24/0031 and states:

7. *Prior to occupation the scheme hereby approved is to be undertaken in accordance with the measures within the approved Sustainability Statement, dated January 2024, prepared by Blew Burton Ltd, received 10th January 2024*

This is a pre-occupation compliance condition, and you have submitted the following information to demonstrate that the approved scheme was undertaken in accordance with the approved Sustainability Statement:

- Technical Guidance Heritage 2800 (Windows)
- Kormiche Roof Lantern Specification
- BSI Kitemark Certificates
- Duraflex PVC-U Door Systems Supplier Product Sheet
- Water Calculator 37 Alpine Street
- Water Calculator 37A Alpine Street
- Part L Compliance Checklist
- Certificate BP21439-1 for Burbage Custine Windows Ltd, Deceuninck 2800 Window Systems
- Energy Rating for windows

It is confirmed that this condition is complied with.

Condition 8 – Parking Permits – compliance condition

This states:

8. *Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.*

This is a 'pre-entering into an agreement for new occupation' compliance condition, and you have submitted the following information to demonstrate that the prospective occupiers are informed that there is no automatic entitlement to parking permits.:

- 37A Alpine Street Marketing Brochure, received 20th January 2026
- Tenancy Agreement wording, received 23rd March 2026
- Email confirming that prospective tenants are advised that there is no automatic entitlement to a parking permit, received 23rd March 2026

It is confirmed that this condition is complied with and this would need to be provided for any subsequent occupiers.

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.

Yours sincerely

A. Amoah

Alison Amoah
Principal Planner