

7 May 2026

FAO Chief Planning Officer,
Planning Department,
Reading Borough Council,
Civic Offices,
Bridge Street,
Reading,
RG1 2LU

Dear Sir/Madam,

Re: 59 London Street Reading RG1 4PS

**Discharge of conditions application for application ref: 221623 -
Conditions no. 4, 5, 6 and 7**

I am pleased to enclose a discharge of conditions submission for planning permission ref. 221623 approved on 01/04/2025 on appeal (REFERENCE 221623). This submission seeks to discharge condition no. 4, 5, 6 and 7 of the decision. The decision notice has been provided for clarity.

Accompanying this submission are the relevant application form, documents, and information.

CONDITION 4:

No development shall commence on site until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014 and that the individual noise events do not exceed 45 dB LA,max,F more than 10 times a night. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system shall not result in BS8233 internal levels being exceeded. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied and shall be retained and maintained as such at all times thereafter.

REASON: These details are required due to insufficient information being contained within this submission and in order to safeguard the amenity of occupants in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

A Noise Impact Assessment prepared by Hawkins Environmental has been submitted alongside this condition. The Noise Impact Assessment concludes that suitable internal noise levels can be achieved with standard double glazing, which would typically have a Rw of 33 dB or more. A mechanical ventilation system would be required should the front façade exceed the recommended noise levels within BS 8233 by more than 5 dB when the windows are open. It is therefore considered that this noise assessment supports the discharge of condition 4 of the decision notice.

CONDITION 5:

No development shall commence on site until a detailed Air Quality Assessment to determine whether mitigation is required to protect the residents from the effects of poor air quality is submitted to and approved in writing by Local Planning Authority. Where this Air Quality Assessment identifies that future residents will be exposed to poor air quality, an air quality mitigation scheme shall accompany this assessment demonstrating sufficient mitigation to protect the occupants. The scheme shall be implemented as approved prior to occupation of any part of the development and retained as approved at all times thereafter.

REASON: These details are required due to insufficient information being contained within this submission and in order to protect the health of future occupants of the proposed development in accordance with Policy EN15 of the Reading Borough Local Plan 2019.

In accordance with this condition, an Air Quality Assessment has been produced by Hawkins Environmental. Baseline pollutants were assessed using existing pollutant monitoring data, which has been used to make predictions of pollutant concentrations in future years, determining the suitability of the site for its proposed use, as well as assessing the impact on local air quality. From the results of this assessment, it is considered that the proposed development adheres to national, regional and local planning policy, consequently, air quality concerns should not be a constraint on the proposed development. The submitted information therefore meets the requirement of this condition.

CONDITION 6:

No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for: a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided; b) Location on site for storage of plant and materials used in constructing the development; c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site; d) Identification of any footpath closures or road closures needed during construction; e) Required wheel washing facilities on site; f) A scheme for recycling waste resulting from the construction works. g) Measures for controlling the use of site lighting whether required for safe working or for security purposes; h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction; i) Provisions to be made for the control of noise coming from the site during demolition and construction; j) Full details of pest control measures following any demolition required including capping of drains/sewers and baiting arrangements. The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

A Construction Method Statement ('CMS') has been prepared by Motion, and provides an outline for the efficient movement and management of demolition on site in order to minimise the impacts of demolition and construction on the local road network and minimise any environmental impact of the works. The CMS co-ordinator will liaise with Reading Borough Council, where appropriate to provide regular updates on the implantation of the CMS and its effectiveness. As a result, the CMS supports the discharge of this condition.

CONDITION 7:

No development shall commence on site until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and approved in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the

development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

To discharge this condition, the following documents have been prepared by Scott White and Hookins. The submitted BREEAM Domestic Refurbishment 2014 Pre-Assessment Report and supporting material specifications demonstrate that the development at is capable of achieving a minimum 'Very Good' rating. The current pre-assessment score of 54.19% (Good) is supported by a range of identified additional credits, particularly within materials, energy, and services, which will increase the score above the $\geq 55\%$ threshold required for 'Very Good'. The accompanying Mat 01, Mat 02 and Mat 03 documents confirm that material selection, responsible sourcing, and insulation performance are being developed in accordance with BREEAM criteria. The project team has confirmed that, subject to final design development and specification, a 'Very Good' rating is achievable, and a Design Stage (Interim) BREEAM Certificate will be submitted to the Local Planning Authority prior to commencement on site in compliance with Condition 7.

Conclusion

The submitted details are found to satisfy the requirements of conditions no. 4 (Noise), 5 (Air Quality), 6 (CMP), and 7 (Interim BREEAM Certificate) of the decision application ref: 221623.

It is therefore respectfully requested that these conditions be discharged, allowing the permission to proceed.

Should you have any questions on the matters raised in this letter, please don't hesitate to let me know.

Yours Sincerely,

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