

Mr Matt Brewer,
5, Duncombe Close,
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VIA EMAIL ONLY

Emma Gee
Executive Director for
Economic Growth and
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Our Ref: PL/25/1280
Your Ref:
PP-14314053
Direct: ☎ 07855 125859
28/05/2026

Your contact is: Alison Amoah, Planning

Dear Mr Brewer,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/1280

Application Type: Approval of details reserved by a condition

Location: ST LAWRENCE HOUSE, ABBEY SQUARE, READING

Proposal: Application for Approval of Details Reserved by Condition 6 (Noise Assessment) of application PL/23/1091

I refer to your Approval of Conditions application as described above. As previously discussed, and confirmed by you via email dated 5th November 2025, the submitted noise assessment was prepared in the context of amended louvre positions as now approved under the non-material amendment ref: PL/25/1316.

The following documents are approved:

Condition 6 – Noise Assessment

- Noise Impact Assessment, Dated 9/9/25, prepared by Air and Acoustic Consultants, received 9th September 2025
- Email from Matt Brewer, Urban Space Planning, dated 3rd February 2026 – with respect to the extract below:

“The report presents a predicted performance of 57 dB (Dntw +Ctr) to satisfy the performance requirement. It is understood that the bakery café will only operate within the daytime periods as defined in BS8233. The target criteria would, therefore, be L_{Aeq} 35 dB. The report predicts internal noise levels of L_{Aeq} 30 dB within rooms in the residential areas above.

BS 8233 suggests that noise limits lower than those in Table 4 of the standard may be appropriate for bedrooms to protect sleep. However, this is not applicable due to the proposed operation times. Furthermore, the low level of noise transmission is expected to result in little to no negative impact on resting, listening, and communicating in other living spaces. Therefore, an appropriate penalty and adjustment of 0 is considered in this case. Even if a penalty were applied, the predicted noise levels in the

residential areas remain sufficiently below the BS 8233 guide values applicable during the operational times ensuring compliance with the conditioned levels would still be achieved.

“In terms of...external areas, it is confirmed that there is no external seating or use of the external areas, and no external queuing. The use is a public use for visiting members of the public with no set timings or timed activities which would require users to all arrive at a specific time or wait outside the premises that may result in queuing externally.

..... The construction and fit out of the unit includes acoustic insulation material to the soffit, to mitigate the potential transfer of noise from building services to the floor above, whilst the kitchen extract/supply fan is installed with anti-vibration mounts to the brackets and canvas flex connections.”

In accordance with Condition 6 “...the development shall not be carried out other than fully in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is first occupied and shall be retained and maintained as such at all times thereafter.”

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