

Mr Matt Brewer,
5, Duncombe Close,
Hertford,
SG14 3DB

VIA EMAIL ONLY

Emma Gee
Executive Director for
Economic Growth and
Neighbourhood Services

Civic Offices,
Bridge Street
Reading,
RG1 2LU
☎ 0118 9373787

Our Ref: PL/25/1281
Your Ref:
PP-14314207
Direct: ☎ 07855 125859
28/05/2026

Your contact is: Alison Amoah, Planning

Dear Mr Brewer,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/1281

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 7 (Odour 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 odour assessment was prepared in the context of amended louvre positions as now approved under the non-material amendment ref: PL/25/1316.

The following document is approved:

Condition 7 – Odour Assessment

- Odour Assessment, dated 28/8/25, prepared by Air and Acoustic Consultants, received 9th September 2025;

And on the basis of further detail as provided in an email from Matt Brewer, Urban Space Planning, dated 3rd February 2026 – with respect to the extract below:

“The location of the louvre was determined through a review of the available servicing options and the site characteristics and constraints. Whilst the original building construction included an external square clad enclosure attached to the side of the building (see photo attached), it is neither sized nor constructed to meet the requirements to accommodate extraction requirements. The enclosure is too small and is unable to comply with the required current regulations to accommodate compliant ducting as well as the associated equipment to enable its operation and vertical extraction over this distance. The enclosure terminates at 8th floor level of the residential apartments, providing an outlet between the two windows at this floor. The proximity of the enclosure to the residential windows which it runs up against identified potential concerns in respect of impact on these properties, whilst its size does not provide any opportunity

to insulate the ducting and equipment that would be required to be housed in this enclosure to enable effective operation of the extract. It is not possible to enlarge the enclosure as it is sandwiched between two sets of residential windows on both sides. As a result alternatives were required to be explored and delivered.

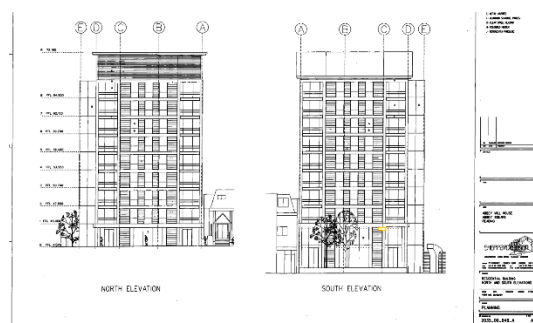
The location of the kitchen extraction has been selected through further assessment of the feasible locations for the extraction, technical regulation compliance and position in respect of the other accommodation within the building and adjacent properties locations. The extraction is required to be installed within either the north or south elevations of the building due to the construction, orientation and position in respect of neighbouring buildings which limits the potential to locate within either the east or west façade. The proximity of the Blade and Abbey Baptist Church buildings to the east and west do not facilitate the potential for extraction to either of these elevations.

The existing building includes residential windows and balconies to both north and south elevations and the proposed location positions the extract to the far end of the southern building elevation to minimise potential impact on residential properties on the upper floors. The extract location has been positioned to avoid being located directly below an existing window, with the area to the above residential dwellings mainly forming a solid cladded panel. The extract is located set back from the residential frontage above by a significant overhang, with the extract set down and back from the floors above. The position of the extract louvre is shown in yellow on the below image and elevation drawing.



...The location is positioned so as not to sit directly below openable windows of the residential units above and designed and configured to minimise potential impact.

A visual inspection of the building has identified there are no vents located within the residential properties on the upper floors in this area.



The Odour Assessment submitted with the application for discharge of the condition includes details of the filtration incorporated within the extraction system, together with the regular

maintenance schedules that are to be undertaken to ensure effective and efficient operation of the system.”

In accordance with Condition 7 “...Class E(b) development shall not be carried out other than in accordance with the approved odour assessment and detailed odour management plan which 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