

Advice to the local planning authority

Advice to the local planning authority (LPA) from the Building Safety Regulator (BSR) as a statutory consultee for developments that include a relevant building.

To LPA	Reading Borough Council
LPA planning ref no	PL/26/0415
Our ref	26-0809
Site address	Station Hill, Reading, RG1 1NF
Proposal description	Reserved Matters application pursuant to Outline Planning Permission ref. 192032 for the development of Plots A, B and D at Station Hill, Reading, comprising the erection of two buildings to provide residential units (Use Class C3), including affordable housing, ground floor flexible commercial units (Use Class E), resident amenity space, associated landscaping and public realm works, including Station Hill Gardens and to Station Hill Square, new pedestrian routes, cycle parking, servicing, refuse storage, plant and ancillary infrastructure, with all associated works. Discharge of conditions which are triggered with the Reserved Matters Application including Conditions 54(iii), 63, 75, 76, 86, 94, 95, 96, 99, 107 and 112.
Date on fire statement	02/07/2026
Date consultation received	17/02/2026
Date response sent	22/07/2026

1. Substantive response for the local planning authority

Thank you for consulting the BSR about this application.

Headline response from the BSR
Headline Response ('Content')

Scope of consultation

- 1.1 The above consultation relates to a reserved matters application pursuant to the extant outline permission reference 192032. The reserved matters application relates to plots A/B and D.
- 1.2 The BSR was not consulted on permission 192032, as it pre-dated the establishment of the BSR as a statutory consultee in relation to fire safety matters in relevant buildings.
- 1.3 The development consists of:
 - Block A/B: 27 storeys, 82.04m maximum storey height.
 - Block D: 23 storeys, 70.44m maximum storey height.
- 1.4 The fire statement indicates that adopted fire safety design guides are British Standard 9991:2024 and Approved Document B volume 1. The BSR has assessed the application accordingly.
- 1.5 A substantive response was issued 15/07/2026 in relation to a consultation received on 13/02/2026, requesting further information.
- 1.6 The current consultation was received on 17/07/2026 providing further information on fire service access and facilities.
- 1.7 Following a review of the information within this application, the BSR is content with the fire safety design to the extent it affects land use planning considerations

Yours sincerely

Jon Bryan
Fire Safety Information Assessor

Guidance on Planning Gateway One is available on the Planning Portal: [Planning and fire safety - Planning Portal](#).

The scope of this substantive response is limited to fire safety matters that are material to land use planning considerations. This does not include matters relating to the determination of an application for:

- building control approval,
- a completion certificate, and
- a building assessment certificate.

This response does not provide advice about compliance with London Plan or local plan policy.

