

Mr Harjeet Suri
40 Blackberry Farm Close,
Hounslow,
TW5 9EH

Our Ref: PL/25/1852
Your Ref:
PP-14591778
Direct: ☎
15/09/2026

Your contact
is: Ethne Humphreys, Planning

Dear Mr Suri,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/1852

Application Type: Approval of details reserved by a condition

Location: 85 PELL STREET, READING, RG1 2NP

Proposal: Application for Approval of Details Reserved by Conditions 3 - (Materials), 4 - (Construction Method Statement), 10 & 11 - (Contamination inc Remediation Scheme) and 14 - (SAP Assessment) of application PL/20/1757

I refer to your Approval of Conditions application as described above.

Condition 3 (Materials)

The details, as shown on the following:

Windows - REHAU Heritage Specification

Email from agent re sash windows

Received 28th August 2026

Bricks – Email from agent re Ibstock Leicester Brick with 20% burnt bricks

Brick - Leicester Autumn Multi Ibstock A49374 Stock Sandfaced – Sample photos

Slate - Brazilian Grey-Green SS03 Slatescape Lovat – Sample photos

Received 15th June 2026

Brick - Leicester Autumn Multi Ibstock A49374 Stock Sandfaced Specification

Slate - Brazilian Grey-Green SS03 Slatescape Lovat Specification

Detailed Material Sample List

Received 29th December 2025
Are **approved** pursuant to Condition 3.

Condition 4 (Construction Method Statement)

The details, as shown on the following:

Phase 2 Diagram Plan
Received 10th August 2026

Construction Management Plan dated 26.03.2026 Rev 2
Received 19th June 2026

Are **approved** pursuant to Condition 4.

Condition 10 (Contaminated Land Assessment)

The details, as shown on the following:

Phase I & II Geo-Environmental Assessment Ref. EAL.34.24 dated November 2024
Received 29th December 2025

Are **approved** pursuant to Condition 10.

Condition 11 (Remediation Scheme)

The details, as shown on the following:

Remediation Method Statement Ref. EAL.34.24 dated March 2026 Rev A
Received 26th March 2026

Are **approved** pursuant to Condition 11.

Condition 14 (SAP Assessment)

The details, as shown on the following:

Block Compliance prepared by Elmhurst Energy dated 28/11/2025
Full SAP Calculation prepared by Elmhurst Energy Flat 1 dated 28/11/2025
Building Regulations Part L Compliance Report Flat 1 dated 28/11/2025
Predicted Energy Assessment prepared by Elmhurst Energy Flat 1 dated 28/11/2025
Energy Report Flat 1 prepared by Elmhurst Energy dated 28/11/2025
Summary for Input Data prepared by Elmhurst Energy Flat 1 dated 28/11/2025
Full SAP Calculation prepared by Elmhurst Energy Flat 2 dated 28/11/2025
Building Regulations Part L Compliance Report Flat 2 dated 28/11/2025
Predicted Energy Assessment prepared by Elmhurst Energy Flat 2 dated 28/11/2025
Energy Report Flat 2 prepared by Elmhurst Energy dated 28/11/2025
Summary for Input Data prepared by Elmhurst Energy Flat 2 dated 28/11/2025
Full SAP Calculation prepared by Elmhurst Energy Flat 3 dated 28/11/2025
Building Regulations Part L Compliance Report Flat 3 dated 28/11/2025
Predicted Energy Assessment prepared by Elmhurst Energy Flat 3 dated 28/11/2025
Energy Report Flat 3 prepared by Elmhurst Energy dated 28/11/2025
Summary for Input Data prepared by Elmhurst Energy Flat 3 dated 28/11/2025
Full SAP Calculation prepared by Elmhurst Energy Flat 4 dated 28/11/2025
Building Regulations Part L Compliance Report Flat 4 dated 28/11/2025

Predicted Energy Assessment prepared by Elmhurst Energy Flat 4 dated 28/11/2025
Energy Report Flat 4 prepared by Elmhurst Energy dated 28/11/2025
Summary for Input Data prepared by Elmhurst Energy Flat 4 dated 28/11/2025
Full SAP Calculation prepared by Elmhurst Energy House dated 28/11/2025
Building Regulations Part L Compliance Report House dated 28/11/2025
Predicted Energy Assessment prepared by Elmhurst Energy House dated 28/11/2025
Energy Report House prepared by Elmhurst Energy dated 28/11/2025
Summary for Input Data prepared by Elmhurst Energy House dated 28/11/2025
Received 29th December 2025

Part G Compliance Report – Water Consumption
Received 15th September 2026

Are **approved** pursuant to Condition 14.

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.

Should you wish to discuss this matter further, please contact me via email address or the direct line as above.

Yours sincerely

Ethne Humphreys

Ethne Humphreys
Principal Planner