

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER
2015
APPLICATION FOR PRIOR APPROVAL**

To: Savills
33 Margaret Street
London
W1G 0JD

Application No: 230400
Application type: Class E to Dwellinghouses
Prior Approval - Class MA

Applicant: BMR Edgware Ltd

READING BOROUGH COUNCIL as Local Planning Authority **GRANT** Prior Approval for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Change of use from Class E (offices) to C3 (dwelling houses) to comprise 22 Flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: Alexander House, 205-207 Kings Road, Reading, RG1 4LS

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 17/05/2023



Head of Planning, Development
& Regulatory Services **TCB**

Application At: Alexander House, 205-207 Kings Road, Reading, RG1 4LS

Application No: 230400

Application type: Class E to Dwellinghouses Prior Approval - Class MA

CONDITIONS & REASONS

1.This development under Class MA is permitted subject to it being completed within a period of 3 years starting with the prior approval date on this decision notice.

REASON: To comply with the requirement of paragraph MA.2. (2) of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015 As amended

2.The development shall be carried out only in accordance with the submitted information and details set out in the application form including the following plans and documents:

Fire Statement Report prepared by Accendo Fire Safety Services, Rev 0, 22 March 2023.

Area Schedule

Existing Location Plan (Drawing Ref no. 2023-258-001)

Existing Site Plan (Drawing Ref no. 2023-258-002)

Existing Basement and Ground Floor Plan (Drawing Ref no. 2023-258-003)

Existing First and Roof Floor Plan (Drawing Ref no. 2023-258-004) Existing Elevation A and B (Drawing Ref no. 2023-253-005)

Existing Elevation A and B (Drawing Ref no. 2023-258-006)

Permitted development Ground and First Floor Plan (Drawing Ref no. 2023-258-007)

As received on 23 March 2023

Reason: In order to comply with the provisions of Part W of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Date: 17/05/2023



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INFORMATIVES

1. The proposal meets the relevant criteria set out in Schedule 2 Part 3, Class MA and the proposal is not considered to have an adverse impact in relation to transport and highways matters, contamination risks on the site, flooding risks on the site; or impacts of noise from commercial premises, provision of adequate natural daylight, the impact of the development on the area, whether it would result in any loss of services and fire safety measures for the intended occupiers of the development.
2. Any building unit permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.
3. The granting of Prior Approval relates only to the change of use of existing floor space and land. If external alterations or extensions to the building are intended, a separate planning application is required for these works.
4. The application hereby approved relates only to units 1 to 22 as indicated on the approved plans for 19 x1 bed and 3 x2 bed units. Any areas within the building identified on the submitted floorplans as communal areas and corridors, do not benefit from change of use to residential accommodation. Units 23 and 24 were granted prior approval from planning application 210906 under Appeal APP/E0345/W/22/3291549.
5. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow prior approval to be given within the prescribed target timescale for the decision to be issued.
6. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

Date: 17/05/2023



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7. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

8. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

9. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

10. The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.

Date: 17/05/2023



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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits. If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.