

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) (AMENDMENT)
ORDER 2016**

To: Savills (UK) Limited
Moore
33 Margaret Street
London
W1G 0JD

Application No: 211214
Application type: Office use to dwelling
house - Class O, Part 3 GPDO 2015

**APPLICATION FOR PRIOR APPROVAL
UNDER CLASS O, PART 3 OF SCHEDULE 2 TO THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) (AMENDMENT)
ORDER 2016**

Applicant: BAE Systems Pension Fund Trustees Limited

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **REFUSED** for the following development.

Proposal: Change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 23 dwellings. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: County House 17 Friar Street Reading RG1 1DB

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 10 September 2021



SDV

Head of Planning, Development
& Regulatory Services

Application At: County House 17 Friar Street Reading RG1 1DB

Application No: 211214

Application type: Office use to dwelling house - Class O, Part 3 GPDO 2015

REASONS FOR REFUSAL

1. The application fails to demonstrate that future occupiers of the development would not be adversely impacted by commercial noise. The submitted Nova Acoustics Environmental Noise Survey, Noise Break- In Assessment & Sound Insulation Scheme ref. 6323MS 01 states that the noise survey was undertaken between Friday 2nd July and Monday 5th July 2021. However, at this time bars and restaurants were operating at reduced capacity due to social distancing as a result of the Covid19 pandemic, and nightclubs were not permitted to open until 19th July 2021. Therefore, the submitted noise assessment has not fully considered the noise impacts of the surrounding commercial uses which include bars and nightclubs including those at the ground floor of the existing building and Prior Approval is refused and not given in respect of the criteria set out in paragraph O.2 (1) (d) of Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

INFORMATIVES

1. The following plans and documents have been considered:

- o Drawing No: RBA_238_(2-)_A001 Rev P1 - 'Existing Location Plan';
- o Drawing No: RBA_238_(2-)_A010 Rev P1 - 'Existing and Proposed Block Plan';
- o Drawing No: RBA_238_(2-)_A002 Rev P1 - 'Existing Ground Floor Plan';
- o Drawing No: RBA_238_(2-)_A003 Rev P1 - 'Existing First Floor Plan';
- o Drawing No: RBA_238_(2-)_A004 Rev P1 - 'Existing Second Floor Plan';
- o Drawing No: RBA_238_(2-)_A005 Rev P1 - 'Existing Third Floor Plan';
- o Drawing No: RBA_238_(2-)_A006 Rev P1 - 'Existing Fourth Floor Plan';
- o Drawing No: RBA_238_(2-)_A100 Rev P2 - 'Proposed Ground Floor Plan';
- o Drawing No: RBA_238_(2-)_A101 Rev P3 - 'Proposed First Floor Plan';
- o Drawing No: RBA_232_(2-)_A102 Rev P3 - 'Proposed Second Floor Plan';
- o Drawing No: RBA_238_(2-)_A103 Rev P3 - 'Proposed Third Floor Plan';
- o Drawing No: RBA_238_(2-)_A104 Rev P3 - 'Proposed Fourth Floor Plan';

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- o Drawing No: RBA_238_(2-)_A104 Rev P2 - 'Existing & Proposed Roof Plan;
 - o Drawing No: RBA_238_(2-)_A301 Rev P2 - 'Proposed Apartment Type A;
 - o Drawing No: RBA_238_(2-)_A302 Rev P2 - 'Proposed Apartment Type B;
 - o Drawing No: RBA_238_(2-)_A303 Rev P2 - 'Proposed Apartment Type C;
 - o Drawing No: RBA_238_(2-)_A304 Rev P2 - 'Proposed Apartment Type D;
 - o Drawing No: RBA_238_(2-)_A305 Rev P2 - 'Proposed Apartment Type E;
 - o Drawing No: RBA_238_(2-)_A306 Rev P2 - 'Proposed Apartment Type F;
 - o Drawing No: RBA_238_(2-)_A307 Rev P2 - 'Proposed Apartment Type G;
 - o Drawing No: RBA_238_(2-)_A308 Rev P2 - 'Proposed Apartment Type H;
 - o Drawing No: RBA_238_(2-)_A309 Rev P2 - 'Proposed Apartment Type I;
 - o Drawing No: RBA_238_(2-)_A310 Rev P2 - 'Proposed Apartment Type J;
 - o Drawing No: RBA_238_(2-)_A201 Rev P2 - 'Existing & Proposed Elevations [Sheet 01];
 - o Drawing No: RBA_238_(2-)_A202 Rev P2 - 'Existing & Proposed Elevations [Sheet 02];
 - o Drawing No: RBA_238_(2-)_A203 Rev P2 - 'Existing & Proposed Elevations [Sheet 03];
 - o Drawing No: RBA_238_(2-)_A204 Rev P2 - 'Existing & Proposed Elevations [Sheet 04];
 - o BT22 Car Park Plan
 - o County House - Accommodation Schedule - P2
 - o Tuffin Ferraby Taylor Daylight and Sunlight Amenity Letter ref. 2021/CoU/RN
 - o Hydrock Transport Statement ref. 20281-HYD-XX-XX-RP-TP-4001-P01
 - o Nova Acoustics Environmental Noise Survey, Noise Break-In Assessment & Sound Insulation Scheme ref. 6323MS 01
- Received by the Local Planning Authority on 23rd July 2021

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse Prior Approval for the proposed development, then you can appeal to the Secretary of State under section 78 (1)(c) of the Town and Country Planning Act 1990 within 6 months of the date of this notice.

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

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.