



Ms. J Reader
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Frances Martin
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Our Ref: 211865/APPCON
Your Ref:

Direct: ☎ 0118 937 3338
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28 November 2021

Your contact is: Richard Eatough, Planning

Dear Ms. Reader,

Application 211865/APPCON
Confirmation that all conditions contained with planning permission
12/01495/FUL have been complied with and discharged
199 Great Knollys Street, Reading RG1 7HA

I understand that you act for the vendor of this property. I am afraid that information regarding compliance with planning conditions for this building/site is generally poor. I respond as follows.

12/01495/FUL (later referenced as 121509) was for: Conversion of B1 office building into 1-bed residential dwelling (resubmission of 12/00432/FUL). Planning permission was granted with a Section 106 legal agreement on 18/4/2013.

Condition 1 - commencement within three years

By May 2014 according to Google Streetview, the conversion appears to have taken place. It is assumed that this condition has been complied with.

Condition 2 - compliance with approved plans

No inspection has been undertaken, although the development appears to have been undertaken in accordance with the approved plans, save for the fact that the second floor (referred to on the plans as 'Storage') is being offered as a second bedroom (information available on the Prospect estate agent website). However, there is considered to be no control over this area in planning terms.

Condition 3 - submission of details of materials for boundary wall, fence and gates.

No details appear to have been supplied and these items have not been installed. The condition does not state when these items should be installed. The conversion necessitated the installation of windows, although no condition required their

details. The windows which have been installed were not controlled by condition, but appear suitable.

Condition 4 - submission of a noise assessment before development takes place

There is no indication that this condition has been complied with.

Condition 5 - vehicle parking space to be provided in accordance with the approved plan

The approved plan shows a parking space provided on the site, to the west of the building. No details are required, so it is considered that the open hardstanding area which exists means that this condition has been complied with.

Condition 6 - provision of refuse bin storage areas

The approved plan shows refuse space to the east of the building. No details are required, so it is considered that the narrow alley area which exists means that this condition has been complied with.

Condition 7 - Code for Sustainable Homes

There is no evidence of this condition having been complied with.

Condition 8 - removal of permitted development rights

This condition removes permitted development rights and for the avoidance of doubt, refers to the removal of rights under Classes A and E of the General Permitted Development Order (GPDO). This is a 'restrictive' type condition, meaning that its provisions will continue to apply, therefore it cannot be discharged.

Condition 9 - construction hours

This condition was restrictive during the construction (conversion) of the building and its provisions no longer apply.

Section 106

Section 106 ref. 3114 refers. Our records show that all s106 obligations (towards affordable housing and leisure facilities in the Borough) were paid on 1/3/17 and no amounts are outstanding. No CIL (the Community Infrastructure Levy) is payable.

Conclusion/advice

The above planning permission contains a mix of pre-commencement and restrictive-type planning conditions. In relation to the pre-commencement conditions, our records show no explicit evidence of these conditions having been discharged.

This development appears to have been implemented in 2014. A Building Regulations reference (see below) appears to confirm this to be approximately April 2014. 7.5 years have now passed and although the Local Planning Authority

could technically still take planning enforcement action (through the serving of Breach of Condition Notices) against your Client (or any subsequent owner), I can confirm that we have no enforcement cases raised with this site and my advice is that enforcement action is not considered to be expedient.

For your information, our records do not show that the conversion has been undertaken in accordance with the requirements of the Building Regulations. Our records only show ref. 142895 which is a notification under the NICEIC Scheme for a rewire and new consumer unit. The purchaser may need to make their own enquiries to satisfy themselves in this regard.

I hope the above information is suitable for your purposes.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Richard Eatough', with a stylized flourish at the end.

Richard Eatough
Acting Development Management Team Leader