

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Savills
33 Margaret Street
London
W1G 0JD

Application No: 211261
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: Tene Living (Reading) UK Ltd and Business Environment Soane Point Ltd

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **GIVEN** for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Change of use of Soane Point from Class B1(a) (offices) to C3 (dwelling houses) to comprise 93 Dwellings. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: Soane Point 6-8 Market Place Reading RG1 2EG

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 22 September 2021



SDV

Head of Planning, Development
& Regulatory Services

Application At: Soane Point 6-8 Market Place Reading RG1 2EG

Application No: 211261

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

CONDITIONS & REASONS

1. This development under Class O 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 O.2. (2) of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

2. The development shall be carried out only in accordance with the submitted information and details:

- Site Location Plan - A(02)00-101 Rev P1
- Site Plan - A(90)00-101 Rev P1
- Existing Lower Ground Floor Plan - A(01)B1-101 Rev P1
- Existing Ground Floor Plan - A(01)00-102 Rev P1
- Existing First Floor Plan - A(01)01-103 Rev P1
- Existing Second Floor Plan - A(01)02-104 Rev P1
- Existing Third Floor Plan - A(01)03-105 Rev P1
- Existing Fourth Floor Plan - A(01)04-106 Rev P1
- Existing Elevations - A(04)XX-101 Rev P1, A(04)XX-102 Rev P1 & A (04)XX-103 Rev P1
- Proposed Lower Ground Floor Plan - A(03)B1-101 Rev P2
- Proposed Ground Floor Plan - A(03)00-102 Rev P1
- Proposed First Floor Plan - A(03)01-203
- Proposed Second Floor Plan - A(03)02-204
- Proposed Third Floor Plan - A(03)03-205
- Proposed Fourth Floor Plan - A(03)04-206
- BSG Soane Point Ventilation Strategy ref. FINAL (Rev A / 93 Bed) (28th July 2021)
- TPS Transport Statement ref. P1633_20210730_ 6-8 Market Place, Reading-Transport Statement revision 4 (30/07/2021)
- Venta Acoustics Noise Impact Assessment ref. VA3600.210729.PDA1.4 (29th July 2021)
- MES Building Solutions Internal Daylight Report 6-8 Market Place, Reading, RG1 2EG (30th July 2021)

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- RGS Contamination Assessment ref. C1561/21/E/2435.rev2 (18th May 2021)
- Environment Agency Flood Map for Planning ref. 471731/173473 (5th March 2021)
Received by the Local Planning Authority on 3rd August 2021

- Venta Acoustics Supplementary Information to VA3600.210729.PDS1.4 (15th September 2021)
Received by the Local Planning Authority on 15th September 2021

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

3. The glazing, ventilation and any other noise mitigation specified within the approved Venta Acoustics Noise Impact Assessment ref. VA3600.210729.PDA1.4 dated 29th July 2021, approved BSG Soane Point Ventilation Strategy ref. FINAL (Rev A / 93 Bed) dated 28th July 2021 received by the Local Planning Authority on 3rd August 2021 and approved Venta Acoustics Supplementary Information to VA3600.210729.PDS1.4 dated 15th September 2021 received by the Local Planning Authority on 15th September 2021, shall be installed in full in accordance with the approved details prior to occupation of any residential unit hereby approved. Thereafter the development shall be maintained in accordance with the approved mitigation measures.

REASON: In order to protect the amenity of future occupants of the proposed development in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. The proposal meets the relevant criteria set out in Class O 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 on the intended occupiers of the development.
2. 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.
3. The applicant is advised that as an application for prior approval under Class O, Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015, as amended by The Town and Country Planning (General Permitted Development)

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(Amendment) (England) Order 2015, this prior approval notice relates to the change of use of the building from Class B1(a) to C3 (dwellinghouses) only and no other use

4. This prior approval relates only to the change of use of existing floor space and land. If there are any external alterations or extensions to the building, planning permission is required for these.
5. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.
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.
7. 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.

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