

TOWN AND COUNTRY PLANNING ACT 1990

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

To: HCH LLP
1 Royal Close
Hackney
Manor Road
N16 5SE

Application No: 210536
Application type: Office use to dwelling
house - Class O, Part 1 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: 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 from office use Class B1(a) to use Class C3 to comprise 22 residential units. Prior Notification under Class O, 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

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 25 June 2021



Head of Planning, Development & Regulatory Services *RE*

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

Application No: 210536

Application type: Office use to dwelling house - Class O, Part 1 GPDO 2015

The development shall be carried out in accordance with the details approved by the Local Planning Authority as follows, unless otherwise agreed in writing by the Local Planning Authority:

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 set out in the application form including the following plans and documents:

EXISTING LOCATION PLAN AHR 001

EXISTING SITE PLAN AHR 002

EXISTING BASEMENT & GROUND FLOOR PLANS AHR 003

EXISTING FIRST & ROOF FLOOR PLANS AHR 004

EXISTING ELEVATIONS A & B AHR 005

EXISTING ELEVATIONS C & D AHR 006

Received by the Local Planning Authority on 1st April 2021, and

PERMITTED DEVELOPMENT GROUND & FIRST FLOOR PLANS - AHR 007 Rev B
AREA SCHEDULE

Received by the Local Planning Authority on 24th May 2021

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

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,

Date: 25 June 2021



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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 application hereby approved relates only to the 22 units indicated on the approved plans served by adequate natural light. Any areas within the building identified of the submitted floorplans as Non- Habitable Storage Areas or communal areas and corridors, do not benefit from change of use to residential accommodation.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

Date: 25 June 2021



Head of Planning, Development & Regulatory Services *RE*