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TOWN AND COUNTRY PLANNING ACT 1990

THE TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AMENDMENT) ORDER 2016

To: Aylward Town Planning Ltd
Unit 15 Tamewater Court
Dobcross
Oldham
OL3 5DG

Application No: 211138
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) ORDER 2015 (AMENDMENT) ORDER 2016

Applicant: GGP1 Limited c/o Stenprop

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **NOT REQUIRED** for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Change of use of 2-Storey Office Building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 38 Residential Units. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: Rose Kiln Court Rose Kiln Lane Reading RG2 0HP

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 1 September 2021

BCN
Head of Planning, Development
& Regulatory Services

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Application At: Rose Kiln Court Rose Kiln Lane Reading RG2 0HP
Application No: 211138
Application type: Office use to dwelling house - Class O, Part 1 GPDO 2015

CONDITIONS

1. The development permitted must be completed before the expiration of three years from the date of this prior approval.

REASON: To comply with the provisions of paragraph O.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:

P5788_1210 Rev B – Planning – Proposed GF Plan – 38 Units
P5788_1211 Rev B – Planning – Proposed FF Plan – 38 Units
P5788_1350 Rev B – Planning – Existing & Proposed Elevations

Received 19th August 2021

Noise Impact Assessment prepared by Anderson Acoustics dated July 2021
P5788_1000 Rev A – Planning – Location Plan
P5788_1200 Rev A – Planning – Proposed GA Site Plan

Received 8th July 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. Dwellings shall be constructed in accordance with the internal criteria and façade sound insultation performances presented in Noise Impact Assessment Ref 5301_001R_NOISE_0-3_CW prepared by Anderson Acoustics dated July 2021.

REASON: In order to meet criteria (d) set out in paragraph O.2; Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Date: 1 September 2021

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INFORMATIVES

1. 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) (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.

2. 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.

3. 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.

4. Where a proposal may have a negative impact on a watercourse, an assessment of the potential risks should be carried out. To obtain a permit the applicant will need to show that the development can proceed without harm and propose mitigation, compensation or enhancements where required. The Environment Agency should be contacted for more information.

5. The applicant should contact 03708 506 506 or consult the Environment Agency website to establish if separate consent will be required for the works they are proposing. Please see http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx

Date: 1 September 2021

BCN

Head of Planning, Development
& Regulatory Services