

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Indigo Planning
Aldermay House
10-15 Queen Street
London
EC4N 1TX

Application No: 200211
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: McKay Securities Plc

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 Class B1(a)(offices) to C3 (dwelling houses) to comprise 43 flats. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (Permitted Development) Order 2015.

At: 20 Greyfriars Road Reading RG1 1NL

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 10 June 2020



Head of Planning, Development
& Regulatory Services

AA

Application At: 20 Greyfriars Road Reading RG1 1NL

Application No: 200211

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:

DR-A-0011 Rev 1 - Location Plan
Received 12th February 2020

DR-A-0209 Rev 2 - Proposed Basement Level
DR-A-0210 Rev 2 - Proposed Ground Floor
DR-A-0211 Rev 2 - Proposed First Floor
DR-A-0212 Rev 2 - Proposed Second Floor
DR-A-0213 Rev 2 - Proposed Third Floor
DR-A-0214 Rev 2 - Proposed Fourth Floor
DR-A-0215 Rev 2 - Proposed Fifth Floor
DR-A-0216 Rev 2 - Proposed Sixth Floor
DR-A-0217 Rev 2 - Proposed Roof Level
Received 23rd March 2020

Reason: In order to comply with the provisions of Part W of the Town and Country Planning (General Permitted Development) (England) Order 2016.

3. The development shall be carried out in accordance with the mitigation measures specified in the Noise Impact Assessment prepared by Stantec UK Ltd Project Ref: 48863/3001 | Rev: 00 | Date: May 2020 in respect of proposed glazing and ventilation.

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Reason: In order to comply with 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 2016 (as amended).

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 2016, as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2016, 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. We commonly receive complaints about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and about smoke from bonfires associated with the burning of waste on site of minor developments. Noisy construction, demolition and associated activities should be restricted to between the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, with no noisy works taking place at any time on Sundays and Bank or Statutory Holidays. There should be no burning of waste on the site.

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7. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

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