

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Image Fusion Ltd
5 Kew Road
Richmond
London
TW9 2PR

Application No: 200498
Application type: Prior Notification

**APPLICATION FOR PRIOR APPROVAL
UNDER CLASS PA, PART 3 OF SCHEDULE 2 TO THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) (AMENDMENT)
ORDER 2016**

Applicant: Valpee Printing Co

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **REFUSED** for the following development.

Proposal: Notification of Prior Approval for a Change Of Use from Premises in Light Industrial Use (Class B1(c) and any land within its curtilage to Dwelling houses (Class C3). The proposed development comprises the change of use from Light Industrial (B1(c) to Residential (C3), converting 150 sqm of Storage into 4 X 1-bed dwellings. Prior Notification under Class PA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: 3 Tidmarsh Street Reading RG30 1HX

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 3 June 2020

RE



Head of Planning, Development
& Regulatory Services

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REASONS FOR REFUSAL

1. The applicant has failed to sufficiently demonstrate that the proposal would comply with condition PA.2 (1)(b) (ii) 'Contamination risks in relation to the building', in accordance with Schedule 2, Part 3, Class PA of the Town & Country Planning (Development Management Procedure) (England) (Amendment) Order 2016.

INFORMATIVES

1. The Local Planning Authority, in reaching its decision, took in to account the following drawings and information.

IMF2019/201/101 Rev A Site location plan

IMF2019/201/103 Rev A Site Layout Plan

IMF2019/201/105 Rev B Proposed floor plans

IMF2019/201/103 Rev B Existing floor plans

IMF2019/201/102 Rev A Block plan

Received 31 March 2020

2. The agent was advised that the application would be recommended for refusal if not withdrawn.

Date: 3 June 2020

RE



Head of Planning, Development
& Regulatory Services

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse Prior Approval for the proposed development, then you can appeal to the Secretary of State under section 78 (1)(c) of the Town and Country Planning Act 1990 within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.