

**TOWN AND COUNTRY PLANNING ACT 1990**

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

To: Colony Architects Ltd  
The Wine Store  
Brewery Court  
Theale  
Reading  
RG7 5AJ

Application No: 191782  
Application type: Prior Notification

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

**Applicant:** Colony Architects 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:** 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 part of building into 5 dwellings. Prior Notification under Class PA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

**At:** Land to rear of 8 Prospect Street Reading RG1 7YG

**OTHER STATUTORY CONSENTS MAY BE REQUIRED**

Date: 23 December 2019



Head of Planning, Development  
& Regulatory Services

AA

**Application At:** Land to rear of 8 Prospect Street Reading RG1 7YG

**Application No:** 191782

**Application type:** Prior Notification

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 PA 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 P.A.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:

Drawing No:

400-02-00 - Site Location Plan As Existing

400-03-10 - Floor Plans As Proposed

400-03-01 - Proposed Ground Floor Plan

Received 6th November 2019

400-03-11- P - Ground floor site plan proposed

Received 20th December 2019

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

3. In the event that contamination is found at any time when carrying out the approved development not previously identified, development must be halted on that part of the site and it must be reported in writing to the Local Planning Authority.

Following that an assessment of the nature and extent of contamination must be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified

Date: 23 December 2019



Head of Planning, Development  
& Regulatory Services

AA

in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

### **INFORMATIVES**

1. The proposal meets the relevant criteria set out in Class PA 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 on the sustainability of light industrial and / or storage and distribution services in the area.
2. The applicant is advised that as an application for prior approval under Class PA, 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 2016, this prior approval notice relates to the change of use of the building from Class B1(c) to C3 (dwellinghouses) only and no other use.
3. 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.
4. The occupiers of the residential units will not be entitled to an on- street car parking Permit. The parking permit conditions above place a requirement that the Council be notified of postal addresses of the residential units before occupation and that the occupiers/transferees to be informed of the prohibition on entitlement to a car parking permit. 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.
5. 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 be made aware 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 within the Transport Strategy area of the Transport Section on the Reading Borough Web Site.
6. In connection with the implementation of this prior approval, no noisy construction, demolition and associated activities should take place outside the hours of 0800 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays. No noisy works shall take place at any time on Sundays and Bank or Statutory Holidays. Please refer to the Council's website for more detailed information:

Date: 23 December 2019



AA

Head of Planning, Development  
& Regulatory Services

<http://www.reading.gov.uk/environmentalprotection>

7. There should be no burning of waste on the site.

Date: 23 December 2019



Head of Planning, Development  
& Regulatory Services

AA