

TOWN AND COUNTRY PLANNING ACT 1990

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

To: SDA Architects Ltd
Manor Mills
Manor Road
Leeds
LS11 9AH

Application No: 172277
Application type: Office use to dwelling
house - Class O, Part 1 GPDO 2016

**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: AEW UK

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 of ground & first floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 19 one bed apartments. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2016.

At: Ground & First Floor Cadogan House Rose Kiln Lane Reading RG2 0HP

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 8 March 2018



Head of Planning, Development
& Regulatory Services

Application At: Ground & First Floor Cadogan House Rose Kiln Lane Reading RG2 0HP

Application No: 172277

Application type: Office use to dwelling house - Class O, Part 1 GPDO 2016

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 in accordance with the details approved by the local planning authority as follows, unless otherwise agreed in writing by the local planning authority:

Site Plan, received 21st December 2017

Reason: in the interest of proper planning

3. The development permitted by this prior approval shall be carried out in accordance with the approved Flood Risk Assessment (FRA) March 2018 (Delta-Simons Reference: 3-0223.04). Finished floor levels at ground floor shall be set no lower than 39.56m above Ordnance Datum (AOD) before the development is occupied.

Reason: to ensure safety from flooding of future occupants of the proposed development in accordance with NPPF and Policy CS35.

4. Implementation of approved noise mitigation scheme

The glazing and ventilation shall be installed in accordance with the specifications recommended within the acoustic assessment submitted with the application (Anderson Acoustics, Feb 2017, report ref 3149_001r_2-0_sm_e).

Reason: to protect the amenity of future occupants of the proposed development.

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,



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Head of Planning, Development
& Regulatory Services

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 local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow prior approval within agreed extended timescales.

4. 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 1995, 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.

5. 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. The grant of prior approval does not make the development lawful.

6. 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 at <http://www.reading.gov.uk/Itp/General.asp?id=SX9452-A782F664> (within the Transport Strategy area of the Transport Section on the Reading Borough Web Site).

7. In connection with the implementation of this office prior approval, no noisy construction, demolition and associated activities should take place outside the hours of 0700 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:

<http://beta.reading.gov.uk/article/2565/What-noise-is-acceptable-during-construction-and-demolition-work>



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