

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Vocalism Limited
The Studio
Unit 7 Priory Copse
Peppard Common
Henley-on-Thames
RG9 5LH

Application No: 191221
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: Lipman Properties Limited and Carlisle Homes Reading 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: Change of use of part ground floor and first to fourth floors from Class B1(a) (Offices) to Class C3(Dwellinghouses) to comprise 25 dwellings (13 x Studio, 11 x 1 bed and 1 x 2 bed). Prior notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

At: Dukesbridge Chambers 1 Duke Street Reading

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 19 September 2019



Head of Planning, Development
& Regulatory Services *JFM*

Application At: Dukesbridge Chambers 1 Duke Street Reading

Application No: 191221

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 following plans, drawings and documents have been assessed:

Drawing Number:

- A-(SK)-001 Rev. B - PD - Feasibility Typical Floor Layout (1st to 3rd)
 - A-(SK)-002 Rev. B - PD - Feasibility Level 4
 - 5106 26 K - Site Plan - Dukesbridge Chambers
 - 5106 28 C - Block Plan - Dukesbridge Chambers
 - 5106 38 - Existing Site Plan - Dukesbridge Chambers • 5016 40 - Existing Ground Floor Plan
 - 5016 41 - Existing First Floor Plan
 - 5016 42 - Existing Second Floor Plan
 - 5016 43 - Existing Third Floor Plan
 - 5016 44 - Existing Fourth Floor Plan
 - 5106 79 A - Site Plan - Dukesbridge Chambers and Dukesbridge House - Option 2
 - 5016 CH00 - Ground Floor
 - Transport Statement Dukesbridge Chambers, Reading by PBA Ref 46110/ 5501 Rev: AA dated April 2019
 - Finch Consulting Report - Environmental Noise and Impact Assessment at Dukesbridge House/Chambers, Reading (PD Application) Ref 192203 dated April 2019
 - Phase 1 Geo-environmental Desk Study Ref: C86080-JNP-XX-XX- RC01001-S2 P01 by JNP Group dated 17/04/19
 - Covering Letter by Vocalism dated 23/07/19
- As received: 25/07/2019

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

3. a) No development shall take place until a detailed land gas site investigation has been carried out by a competent person to fully and effectively characterise the nature and extent of land gas and its implications. The method and extent of this site investigation shall be agreed with the Local Planning Authority prior to commencement of the work and shall then proceed in strict accordance with the measures approved.
- b) No development shall take place until a scheme showing how the development is to be protected against the possibility of land gas has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented and completed before the development is first occupied and those measures incorporated into the development shall thereafter be retained unless the Local Planning Authority agrees otherwise in writing.
- c) The land gas remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas due to the presence of land gas.

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 1995, 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. For example, it is noted that the proposed site and block plans floor plans show a new refuse area is shown. The grant of prior approval does not make the development lawful.
3. The occupiers of the residential units will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high

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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.

4. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) 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 note 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 from the Council's website.

5. In connection with the implementation of this office 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.

6. 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.

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