

**TOWN AND COUNTRY PLANNING ACT 1990**

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

To: Colony Architects Ltd  
250 South Oak Way  
Green Park  
Reading  
RG2 6UG

Application No: 191335  
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:** Mr Gill

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 first and second floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 4 residential units. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

**At:** Equity House 29 Whitley Street Reading RG2 0EG

**OTHER STATUTORY CONSENTS MAY BE REQUIRED**

Date: 7 October 2019



BCN

Head of Planning, Development  
& Regulatory Services

**Application At:** Equity House 29 Whitley Street Reading RG2 0EG

**Application No:** 191335

**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:

Drawing No. 553-01-10 Floor Plans As Proposed

Drawing No. 553-01-11 Plans As Proposed

Drawing No. 553-01-11 Plans As Proposed and Section As Existing Drawing No. 553-02-00 Site Location Plan As Existing

Drawing No. 553-02-01 Block and Roof Plan As Existing

As received: 12/8/2019

Statement of Proposed Development for 29 Whitley Street ACA Acoustics, Report Reference: 190912-R001, 30th September 2019

As received: 2/10/2019

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

3. The glazing and ventilation shall be installed in accordance with the specifications recommended within the acoustic assessment submitted with the application (ACA Acoustics, Report Reference: 190912-R001, 30th September 2019).

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

Date: 7 October 2019



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### 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 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.
4. The occupiers of the residential unit(s) 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 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. 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.
6. 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.

Date: 7 October 2019



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