

TOWN AND COUNTRY PLANNING ACT 1990

**Town and Country Planning (General Permitted Development)
(England) (Amendment) Order 2016**

To: Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

Application No: 170714
Application type: Office use to dwelling
house - Class O, Part 1 GPDO 2015 (as
amended)

**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: Musketeers Investments

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 basement, ground, first, second and third floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise 2 no. 1 bed (maisonette at basement and ground floor; flat at first floor) and 1 no. 2 bed (maisonette at second and third floor) flats. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

At: 78 London Street Reading

OTHER STATUTORY CONSENTS MAY BE REQUIRED



Date: 28 June 2017

Head of Planning, Development
& Regulatory Services *JFM*

Application At: 78 London Street Reading

Application No: 170714

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 and drawings have been assessed:

Drawing No. 16-1731/100 Existing Floor Plans

Drawing No. 16-1731/101 Proposed Floor Plans and Elevations (please note that the granting of prior approval relates only to the change of use of existing floor space and land and not any external alterations or extensions to the building, which are not approved and would require a separate planning application for such works.)

Location Plan

All received 5th May 2017

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 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 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(a) to C3 (dwellinghouses) only and no other use.



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3. This prior approval relates only to the change of use of existing floor space and land. Planning permission (or a certificate of lawfulness, as appropriate and if applicable) is required for any external alterations or extensions to the building. No external alterations or extensions to the building, as suggested on Drawing No. 16-1731/101 Proposed Floor Plans and Elevations, are approved and would require a separate planning application for such works. The grant of prior approval does not make the development lawful.

4. The occupiers of the residential units will not be entitled to an on-street car parking permit in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of nearby residential properties by adding to the already high level of on street car parking in the area in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12. The site is located close to local facilities, with frequent public transport services on nearby roads. It is requested 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.

5. In connection with the implementation of this office prior approval, no 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 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://www.reading.gov.uk/nuisance>

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

7. 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 Website.

8. 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.

9. 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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