

Reading
Borough Council
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TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2010**

To: The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Application No: 140418
Application type: Office Prior Approval -
Class J, Part 3, GPDO (2013 amendment)

**APPLICATION FOR PRIOR APPROVAL
UNDER CLASS J, PART 3 OF SCHEDULE 2 TO THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995**

Applicant: Atlantis Holdings Limited

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.

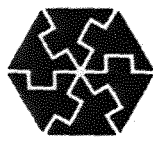
Proposal: Change of use of first floor from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 2 x 1 bed flats. Prior Notification under Class J, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

At: 16 Bridge Street Caversham Reading RG4 8AA

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 12 May 2014

Director of Environment
& Neighbourhood Services



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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:

Consideration was given to the following information received by the Local Planning Authority on 20th March 2014:

Keen Partnership letter containing the description of the development and the following plans:

- PR-01 Location Plan
- PR-02 Existing Ground, First and Second Floor Plan
- PR-03 Proposed Ground, First and Second Floor Plan

Flood Risk Assessment - March 2014

INFORMATIVES

1. The proposal meets the relevant criteria set out in Class J paragraph J.1; and the proposal is not considered to have an adverse impact in relation to transport and highways matters, contamination risks on the site; or flooding risks on the site.

2. The residential use of the building (falling within Class C3 dwellinghouses) must be begun before 30th May 2016.

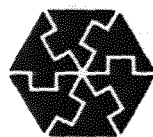
3. The granting of Prior Approval relates only to the change of use of existing floorspace and land. If external alterations or extensions to the building are intended, a separate planning application is required for these works.

4. The grant of prior approval does not certify that the proposed development would be lawful within the meaning of Section 191 of the Town and Country Planning Act 1990. If you wish to obtain confirmation that the proposed development would be lawful and that no enforcement action could be taken against it, you can apply for a Certificate of Lawfulness. A fee is payable for this. Further information can be found on the Council's website:

<http://www.reading.gov.uk/residents/planning-and-building-control/PlanningApplicationService/FormsandInformation/need-for-planning-permission/>

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and on the Planning Portal:

<http://www.planningportal.gov.uk/permission/next/lawfuldevelopmentcertificate>

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