

TOWN AND COUNTRY PLANNING ACT 1990

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

To: DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Application No: 172271
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: Studios Construction (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 building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 63 self-Contained studio apartments. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: New Century Place Block 2 East Street Reading

OTHER STATUTORY CONSENTS MAY BE REQUIRED

SFB
Date: 12 February 2018



Head of Planning, Development
& Regulatory Services

Application At: New Century Place Block 2 East Street Reading

Application No: 172271

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 hereby permitted shall be carried out only in accordance with the submitted information and details: Drawing no.s

2010 rev G - New Century Place 2 PD Proposed Plan Level 0 - 17 units 2011 rev G - New Century Place 2 PD Proposed Plan Level 1 - 18 units 2012 rev H - New Century Place 2 PD Proposed Plan Level 2 - 15 units 2013 rev H - New Century Place 2 PD Proposed Plan Level 2 - 13 units

2005 - New Century Place 1 Existing Plan Level 0

2006 - New Century Place 1 Existing Plan Level 1

2007 - New Century Place 1 Existing Plan Level 2

2008 - New Century Place 1 Existing Plan Level 3

Location Plan ref. 2 New Century Place East Street Reading

Transport Planning Associates Transport Assessment ref. 1607-73/TS/08 dated October 2017

Clakebond Flood Risk Assessment report ref. WB04333-FR04 dated August 2017

Apex Acoustics Noise Survey and Façade Acoustic Design Strategy Buildings 1

& 2 New Century Place, Reading ref. 5628.1 Version A dated 20th October 2016

Received by the Local Planning Authority on 18th December 2017

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

SFB

Date: 12 February 2018



Head of Planning, Development
& Regulatory Services

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. 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.
5. 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 neighbouring 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.
6. 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:
<http://beta.reading.gov.uk/article/2565/What-noise-is-acceptable-during-construction-and-demolition-work>

SFB

Date: 12 February 2018



Head of Planning, Development
& Regulatory Services

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

8. The applicant is advised that trees adjacent to Queens Road are subject of TPO 176/06 and within a Conservation Area. There must be no works activity to the front of the site including trenching for services, storage of materials, erection of scaffolding or landscaping without an arboricultural method statement to be submitted and approved by the Borough Council.

SFB

Date: 12 February 2018



Head of Planning, Development
& Regulatory Services