

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Vocalism Ltd
14 Raglan Gardens
Caversham
Reading
RG4 5JH

Application No: 180156
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: Vocalism 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 49 dwellings. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: Clarendon House 59-75 Queens Road Reading RG1 4BN

OTHER STATUTORY CONSENTS MAY BE REQUIRED



Date: 15 March 2018

Head of Planning, Development
& Regulatory Services *JFM*

Application At: Clarendon House 59-75 Queens Road Reading RG1 4BN

Application No: 180156

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.s

EAAUK - 220 - G- P- 11- 01 LOCATION PLAN
EAAUK - 220 - G- P- 11- 02 EXISTING SITE LAYOUT
EAAUK - 220 - A- P- 12- 01 EXISTING GROUND FLOOR PLAN
EAAUK - 220 - A- P- 12- 02 EXISTING TYPICAL UPPER FLOOR PLAN
EAAUK - 220 - A- P- 12- 03 EXISTING BASEMENT PLAN
EAAUK - 220 - A- P- 21 01 PROPOSED SITE LAYOUT
EAAUK - 220 - A- P- 22- 01 PROPOSED GROUND FLOOR PLAN
EAAUK - 220 - A- P- 22- 02 PROPOSED BASEMENT FLOOR PLAN
EAAUK - 220 - A- P- 22- 03 PROPOSED FIRST FLOOR PLAN
EAAUK - 220 - A- P- 22- 04 PROPOSED SECOND FLOOR PLAN
EAAUK - 220 - A- P- 22- 05 PROPOSED THIRD FLOOR PLAN
EAAUK - 220 - A- P- 22- 06 PROPOSED FOURTH FLOOR PLAN

Reason: For the avoidance of doubt and in the interests of proper planning

3. No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the



Date: 15 March 2018

Head of Planning, Development
& Regulatory Services *JFM*

site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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.

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. For example, it is noted that the proposed floor plans show replacement of doors with a window (as shown on drawing no. EAAUK - 220 - A- P- 22- 01 PROPOSED GROUND FLOOR PLAN received on 26th January 2018) to the front elevation. The grant of prior approval does not make the development lawful.
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 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.
5. 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 Web Site.



Date: 15 March 2018

Head of Planning, Development
& Regulatory Services *JFM*

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.



Date: 15 March 2018

Head of Planning, Development
& Regulatory Services *J.P.M.*