

TOWN AND COUNTRY PLANNING ACT 1990
The Town and Country Planning (Development Management
Procedure) (England) Order 2015

To: Mr Martin Prodger
Signs Express
14 Long Barn Lane
Reading
RG2 7SZ

Application No: 171921

Application type: Class D. Temporary buildings and uses.

Development consisting of a change of use of a building and any land within its curtilage—

(a) from—

(i) a use falling within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class A4 (drinking establishments), Class A5 (hot food takeaways), Class B1 (business), Class D1 (non-residential institutions) and Class D2 (assembly and leisure) of the Schedule to the Use Classes Order, or

(ii) a use as a betting office or pay day loan shop,

(b) to a flexible use falling within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes) or Class B1 (business) of that Schedule, for a single continuous period of up to 2 years beginning on the date the building and any land within its curtilage begins to be used for the flexible use or on the date given in the notice under paragraph D.2(a), whichever is the earlier.

APPLICATION FOR PRIOR APPROVAL
UNDER CLASS D, PART 4 OF SCHEDULE 2 TO THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

Applicant: Mr Martin Prodger

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority was sought and is **GIVEN** for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Prior Notification under Schedule 2 Part 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 Class D Permitted Development. Changing the use of the ground floor unit only of No 12, Long Barn Lane, Reading, RG2 7SZ from Class B1 (Business) to Class A1 (shop) for a single continuous period of 2 years from 6th November 2017.

At: Ground Floor Unit 12 Long Barn Lane Reading RG2 7SZ

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 13 November 2017



Head of Planning, Development
& Regulatory Services

Application At: Ground Floor Unit 12 Long Barn Lane Reading RG2 7SZ

Application No: 171921

Application type: Prior Notification under Schedule 2 Part 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 Class D Temporary buildings and uses.

CONDITIONS

1. The development shall be carried out in accordance with the details provided in the application and information submitted unless otherwise agreed in writing by the Local Planning Authority. The following plans and drawings have been assessed:

Unnumbered Floor Plans received 9 September 2017

INFORMATIVES

1. The proposal meets the relevant criteria set out in Class D, Schedule 2 Part 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015

2. The prior notification 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.

3. The prior notification 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 Planning Portal:

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

Standard GPDO 2015 Conditions

Development is permitted by Class D subject to the following conditions—

- (a) the developer must notify the local planning authority of the date the site will begin to be used for one of the flexible uses, and what that use will be, before the use begins;
- (b) at any given time during the 2 year period referred to in Class D the site is used for a purpose or purposes falling within just one of the use classes comprising the flexible use;
- (c) the site may at any time during the 2 year period change use to a use falling within one of the other use classes comprising the flexible use, subject to further notification as provided in paragraph (a);
- (d) for the purposes of the Use Classes Order and this Order, during the period of flexible use the site retains the use class it had before changing to any of the flexible uses under Class D;
- (e) the site reverts to its previous lawful use at the end of the period of flexible use;



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(f) in the case of a building which is not a community asset, which is used for a purpose falling within Class A4 (drinking establishments) of the Schedule to the Use Classes Order, the conditions set out in paragraphs C.2(f)(i) to (iii) apply.



Date: 13 November 2017

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