

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015**

To: Architects
299 Champs Sur Marne
Bradley Stoke
South Glos
BS32 9BZ

Application No: 171307
Application type: Shop, Financial, Betting,
Pay day, Casino to Restaurant/Cafe - Class C

**APPLICATION FOR PRIOR APPROVAL
UNDER CLASS C, PART 3 OF SCHEDULE 2 TO THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015**

Applicant: Mr Tabatabaian

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 Use Class A1 (shop) to Use Class A3 (Restaurant) and installation of new flue, door and window on rear elevation. Prior Notification under Class C(b), Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

At: 387-389 Oxford Road Reading

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 26 September 2017



Head of Planning, Development
& Regulatory Services

Application At: 387-389 Oxford Road Reading

Application No: 171307

Application type: Shop, Financial, Betting, Pay day, Casino to Restaurant/Cafe - Class Cb

1. The development hereby permitted must begin within a period of 3 years starting with the prior approval date.
Reason: In accordance with Schedule 2, Part 3, Class C C.2 (3) of the Town and Country Planning (General Permitted Development) (England) Order 2015.
2. The premises shall not operate outside the hours of 1100 - 2300 Mondays to Sundays.
Reason: to safeguard the amenities of the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy (2008) and Policy DM4 of the Sites and Detailed Policies Document (2012).
3. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by this Council. The assessment shall be carried out for in accordance with BS4141:2014 methodology. The predicted specific sound level (LAeq,TR) as measured at a point 1 metre external to sensitive facades shall be at least 10dB below the existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to sensitive facades shall not exceed the existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment.
Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).
4. In addition to concerns about noise, cooking odour is often a significant problem in commercial kitchens and therefore the applicants must provide an assessment of the likelihood of odours based on the proposed cuisine and a statement of how the proposals will ensure that odour nuisance will be prevented. The assessment of odours must be approved in writing by the Local Planning Authority before occupation of this property by a use falling within Class A3. Reference must be made to the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Jan 2005).
Reason: to protect the amenity of neighbouring residents and to comply with Policy DM4 of the Sites and Detailed Policies Document (2012).



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5. Hours for deliveries are restricted to 08:00hrs to 22:00hrs Monday to Saturdays and 10:00hrs to 18:00hrs on Sundays and Bank Holidays.
Reason: to protect the amenity of neighbouring residents of the proposed development.
6. Before occupation of this property by a use falling within Class A3, the proposed bin storage, as hereby approved, is to be constructed and thereafter maintained as such. This area shall not thereafter be used for any purpose other than bin storage.
Reason: to ensure that adequate provision is made for the storage and collection of refuse in accordance with Core Strategy Policy CS2 and Sites and Detailed Policies Document Policy DM12.
7. The development shall be carried out in accordance with the details shown on drawing PL03 and approved by the Local Planning Authority as follows, unless otherwise agreed in writing by the Local Planning Authority:

INFORMATIVES

1. The proposal meets the relevant criteria and conditions set out in Class C.
2. The granting of Prior Approval relates only to the change of use of existing floorspace and land and external alterations shown on the submitted drawing. Further external alterations or advertisements may require separate planning applications or advertisement consent applications for these works.
3. 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 Planning Portal: <http://www.planningportal.gov.uk/permission/next/lawfuldevelopmentcertificate>
4. A building which has changed use under Class C is to be used as a Restaurant within the meaning of Class A3 of the Schedule to the Use Classes Order and for no other purpose.
5. The following information received by the Local Planning Authority on 1st August 2017 has been assessed:
Site Location
Drawing No: PL01 - Block Plan
Drawing No: PL02 - Existing Floor Plan and Elevations
Drawing No: PL03 - Proposed Floor Plan and Elevations



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