

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Ms McGregor
9 Priest Hill
Caversham
RG4 7RZ

Application No: 171318
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: Ms McGregor

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 A1 (shops) to A3 (restaurants). Prior Notification under Class C, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: 8 Prospect Street Caversham Reading RG4 8JG

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 27 September 2017



Head of Planning, Development & Regulatory Services *RE*

Application At: 8 Prospect Street Caversham Reading RG4 8JG

Application No: 171318

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

1. 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:

Ground Floor Layout

Prior Approval Application Form

Received 2nd August 2017

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

2. 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.

3. Before occupation of this property by a use falling within Class A3, bins/bin stores for the storage of waste from the application unit and the residential unit above shall be provided to the rear of the site. The area/areas proposed 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.

4. No extraction systems, ventilation systems, cooling systems or any other noise generating plant shall be installed on these premises before a scheme for such has submitted and approved in writing by the Local Planning Authority, and this approved scheme shall then be implemented before occupation. The scheme shall include plans and drawings and must be supplemented by noise and odour assessments which must demonstrate that the plant noise rating level will not cause an increase in the existing background noise level when measured /predicted in accordance with BS 4142:1997 methodology. The odour control statement must also be submitted with the scheme and should include:

- Type of food to be prepared
- Details of any proposed filtration / deodourisers
- Elevation plan to show extraction unit location and discharge height
- Scheduled maintenance plan based on manufacturer's



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instructions.

The premises shall thereafter only operate in accordance with the approved scheme.

Reason: to protect the amenity of neighbouring residents of the proposed development and to comply with Policy DM4 (Safeguarding Amenity).

5. The premises shall not be open to members of the public outside the hours of 08:00 to 18:00, Monday to Saturday and not at all on Sundays or bank/other holidays.

Reason: in order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy DM4 and Policy CS34.

INFORMATIVES

1. The proposal meets the relevant criteria set out in Class C.
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 Planning Portal:
<http://www.planningportal.gov.uk/permission/next/lawfuldevelopmentcertificate>
5. A building which has changed use under Class C is to be used as a restaurant/café only within the meaning of Class A3 of the Schedule to the Use Classes Order and for no other purpose.
6. The local planning authority has worked positively and proactively to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.
7. With regard to noise/odour control, the condition above requires approval from the local planning authority before installation of any such equipment. This is because the details



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need to be designed or works implemented before plant works start on the site or are of a nature that it would be impractical to consider after work has started.

8. Please note the terms and conditions of this prior approval decision. The failure to adhere to any of the conditions contained within this approval may result in the Council taking enforcement action against any breaches of planning control. If you are in any doubt please contact the Council.



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