

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Brywel Associates
51A Church Street
Reading
RG4 8AX

Application No: 160183
Application type: Shop to Restaurant Prior
Approval

**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: Brywel Associates

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 from an A1 shop to an A3 restaurant under Schedule 2, Part 3, Class C of the General Permitted Development Order 2015

At: 18 Prospect Street Caversham Reading RG4 8JG

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 29 March 2016



Head of Planning, Development
& Regulatory Services

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Application At: 18 Prospect Street Caversham Reading RG4 8JG

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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. The following information received by the Local Planning Authority has been assessed:

Received 26th January 2016:

Prior Approval Application letter

Site Plan

Received 11th February 2016

Prior Approval Application form

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

2. The premises shall not operate outside the hours of 8am to 11pm.

Reason: in order to protect local residents from unreasonable disturbance arising from the use and in accordance with Policy DM4 of the Sites and Detailed Policies Document (2012)(altered 2015).

3. Before occupation of this property by a use falling within Class A3, details of the proposed bin stores are to be submitted to and approved in writing by the Local planning Authority. 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.

4. Before occupation of this property by a use falling within Class A3, a noise assessment, carried out in accordance with BS4142:2014, should be submitted to the Local Planning Authority for approval. The noise assessment should demonstrate that the proposed use will not cause an increase in the existing background noise level when measured / predicted in accordance with BS 4142:1997 methodology. The approved scheme shall be implemented before occupation of the unit.

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

5. Should any extraction or ventilation systems be installed on this premises at a future date the scheme must first be submitted and approved in writing by the Local Planning Authority, and this approved scheme shall then be implemented before occupation. The scheme must demonstrate that the plant noise rating level will not cause an increase in



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the existing background noise level when measured / predicted in accordance with BS 4142:1997 methodology. An 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 instructions.

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

INFORMATIVES

1. The proposal meets the relevant criteria set out in Class C and the proposal is not considered to have an adverse impact in relation to the criteria set out in para. C2 of Class C Part 3 Schedule 2 of the GDPO 2015.
2. In compliance with Part (3) of Para C2 of Class C, Part 3 Schedule 2 of the GDPO 2015, the use of the building (falling within Class A3 Restaurants and cafes) must be begun within a period of 3 years starting with the prior approval date.
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>.



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