

DELEGATED PLANNING APPLICATION REPORT

Ward: Abbey

App Ref: 240990/VAR

Address: 173-174 Friar Street, Reading

Proposals: Change of use from Class E (commercial, business and service) to C3 (dwelling houses) to comprise 20 flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 without complying with condition 3 (noise mitigation) of consent ref. 220579 - in order to amend the condition to a compliance condition

Case Officer: Matt Burns

Date received (valid from): 2 August 2024

Target Decision date: 27 September 2024

Extension of time date: 16 October 2024

1. SITE DESCRIPTION

173-174 Friar Street is a four-storey building located at the eastern end of Friar Street at the junction with Market Place and The Forbury. The building whilst now vacant formerly comprised a ground floor shopping arcade (known as Bristol and West Arcade) with offices above.

The site is located within the Reading Central Area, Central Core, Office Core and Primary Shopping Area of the town centre as defined by Policy CR1 of the Reading Borough Local Plan 2019. The ground floor level Friar Street frontage of the building is a designated Primary Frontages within the town centre as defined by Policy CR7. The application site together with 175 Friar Street and no.s 27-32 Market Place are allocated for development under Policy CR14d. The site allocation is for change of use of listed buildings (no.s 27-32 Market Place) and development of remainder of the site for residential and/or offices with retail and related uses on the ground floor, retaining the arcade form.

The building subject of this application is also located within area of archaeological potential and an air quality management area. The building is not listed, and whilst adjacent to is not within a Conservation Area.

Prior Approval Consent (ref. 220579) was granted under Class MA, of Part 3 Schedule 2 of the General Permitted Development Order 2015 (as amended) for change of use of the upper floors of the building from Class E (commercial, business and service) to C3 (dwelling houses) to comprise 20 flats on 16th June 2022. A subsequent non-material amendment (ref. 240118) to the prior approval consent was approved on 28th February 2024 for internal changes to the layout of the proposed flats.

2. PROPOSAL AND SUPPORTING INFORMATION

The application proposes to amend condition 3 of the prior approval consent which relates to noise assessment and mitigation matters. The condition states the following:

3. No development hereby permitted shall commence on site until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014 and the and that the individual noise events do not exceed 45 dB LA,max,F more than 10 times a night. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded.

Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

The applicant has submitted a noise assessment and mitigation scheme with the application, and it is proposed to amend the condition to require that no flat within the development is occupied until the noise mitigation measures in the submitted scheme have been fully implemented. The full amended wording proposed is as follows:

3. None of the apartments hereby approved shall be occupied until such time as the recommendations of the noise impact assessment received by the LPA on the 2nd August 2024 have been fully incorporated into each and every approved apartment and thereafter the development shall not be carried out other than in accordance with the approved scheme unless otherwise agreed in writing with the Local Planning Authority.

REASON: *To safeguard the amenity of occupants in accordance with Policies CR6 and CC8 of the Reading Borough Local Plan 2019.*

Plans and supporting documents submitted:

- Planning, Design & Access Statement by Allen Planning Ltd – dated August 2024
- Pilkington Specification – ref. Pilkington Spectrum Version UK:7:3:1 – dated 25th July 2024
- Secondary Glazing Detail – ref. JW1077-SK023 – dated 30th July 2024
- Acoustic Performance Glazing Configuration by Guardian Glass – dated Friday 5th January 2024

Received by the Local Planning Authority on 2nd August 2024

- Noise report by Jostec – BS4142:2014-A1:2019 and BS8233:2014 Assessment of 173-175 Friar Street, Reading – ref. 22127 - dated 27th September 2024
- Nuaire Summary Fan Date Sheet
- Points of Clarification relating to Acoustic Matters – Acousticians Comments/Responses 173-175 Friar Street Reading
- Drawing ref. jw1077-062 – Proposed First Floor Plan MVHR Ventilation

- Drawing ref. jw1077-063 – Proposed Second Floor Plan MVHR Ventilation
- Drawing ref. jw1077-064 – Proposed Third Floor Plan MVHR Ventilation
Received by the Local Planning Authority on 27th September 2024

- Email ref. FW: Friar Street, Reading (from Tony Allen) dated 17th October 2024 (11:13)
Received by the Local Planning Authority on 17th October 2024

3. RELEVANT PLANNING HISTORY

240546 - External changes and internal reconfiguration to ground floor only – Under Consideration

240118 - Non Material Amendment to Prior Approval consent reference 220579 (Change of use from Class E (commercial, business and service) to C3 (dwelling houses) to comprise 20 flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015) for minor internal changes to first, second and third floors only – Agreed on 28th February 2024

231780 - Non-Material Amendment to Prior Approval Consent ref. 220579 (Change of use from Class E (commercial, business and service) to C3 (dwelling houses) to comprise 20 flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015) for minor internal alterations – Not Agreed on 18th January 2024

230882 - Alterations to rear and side elevation only; including new and revised fenestration, juliette balcony, replacement of metal safety rail and a material change from brick to mortar on the rear and side external elevation – Granted on 20th November 2023

220579 - Change of use from Class E (commercial, business and service) to C3 (dwelling houses) to comprise 20 flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 – Granted on 16th June 2022

4. CONSULTATIONS

RBC Environment Protection – Recommend the application is refused unless the following matters are addressed:

- The source of noise at the front is deemed to be pedestrian and vehicle traffic. At weekends is there no noise impact from operation of nearby commercial venues – e.g. O'Neils? This requires further analysis as if there is noise from music or from patrons queuing outside venues then the nature of this noise needs to be taken into account.
- I note the BS4142 assessment of plant noise at the rear. I would recommend for existing plant that the noise levels are limited to 0 dBA above background. At night it is 2 dBA above. Is there any option to mitigate this plant noise at source

as this would be a preferable approach particularly when occupants have their windows open.

- As the noise levels with windows open exceed the recommended internal levels, ventilation should be provided and trickle ventilation as proposed is unlikely to be sufficient particularly given the requirements of the condition.
- Can the noise assessment include clearer information on the predicted internal noise levels with the proposed window upgrades (with windows open and windows closed assuming 13 dBA decrease through an open window)?

Amended information was submitted on 27th September and 17th October which addressed the clarifications above and included mechanical ventilation proposals which allowed the Environmental Protection Officer to withdraw their objection, subject to a condition to secure implementation of the mechanical ventilation proposals prior to occupation of the flats.

Public Notification

1 x site notice displayed outside the application site on 13th August 2024.

No letters of representation have been received.

5. EQUALITY ACT 2010:

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

6. LEGAL AND PLANNING POLICY CONTEXT

The application relates to an extant prior approval consent under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Class MA involves development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.

The following are relevant considerations in the assessment of a prior approval application:

- (a) transport impacts of the development, particularly to ensure safe site access;
- (b) contamination risks in relation to the building;
- (c) flooding risks in relation to the building;
- (d) impacts of noise from commercial premises on the intended occupiers of the development;

(e) where—

(i) the building is located in a conservation area, and

(ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;

(f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;

(g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and

(h) where the development involves the loss of services provided by—

(i) a registered nursery, or

(ii) a health centre maintained under section 2 or 3 of the National Health Service Act the impact on the local provision of the type of services lost.

(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building

Class MA requires development to be completed within a period of 3 years starting with the prior approval date. Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

If the Local Planning Authority determine that Prior Approval is required, Paragraph W of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states that the Local Planning Authority should, when determining an application, have regard to the National Planning Policy Framework (NPPF), 'so far as relevant to the subject matter of the prior approval, as if the application were a planning application' (Paragraph W, para 10b).

An application submitted under section 73 allows the Local Planning Authority to only consider the proposed amendments to the conditions and any other changes in circumstances or policies since the original grant of consent. The application does not reopen assessment of the development as a whole, only whether it should be granted subject to conditions differing to those of the extant consent. If consent to vary conditions is granted, this has the effect of granting a new consent for the development.

National Policy and Guidance

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC8: SAFEGUARDING AMENITY

EN16: POLLUTION AND WATER RESOURCES

CR6: LIVING IN CENTRAL READING

7. APPRAISAL

- 7.1 As set out above an application submitted under section 73 allows the Local Planning Authority to only consider the proposed amendments to the conditions and any other changes in circumstances or policies since the original grant of consent. The application does not reopen assessment of the development as a whole, only whether it should be granted subject to conditions differing to those of the extant consent. If consent to vary conditions is granted, this has the effect of granting a new consent for the development
- 7.2 In this instance the proposed amendment relates only to matters relating to noise and specifically the impacts of noise from commercial premises on the intended occupiers of the development, which is the relevant consideration under Class MA of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 7.3 The proposal is to amend the wording of condition 3 to require that no flat within the development is occupied until the proposed noise mitigation measures have been implemented in full. Therefore, the relevant assessment is whether or not the submitted noise assessment has been carried out to an appropriate standard and whether the submitted noise mitigation measures are adequate in order to protect future occupiers of the flats from the impacts of noise from commercial premises.
- 7.4 A section 73 variation of condition application is proposed in this instance, as opposed to an application for approval of details under the existing condition 3, given works to convert the buildings to flats have already commenced and therefore the current pre-commencement condition cannot be satisfied.
- 7.5 The noise assessment and mitigation scheme submitted with the application has been reviewed by Council's Environmental Protection Team who are satisfied that this has been undertaken to an appropriate standard and adequately considers the commercial noise sources surrounding the site, including music and spill out patron noise from surrounding pubs, bars and clubs. Notable nearby commercial premises include O'Neil's Public House at no. 1a Blagrove Street which is open from 11:30am to 11:30pm Monday to Thursdays but then has later opening hours of 11:30am to 1am on Fridays and Saturdays and has an outdoor seating area its frontage on Friar Street and Blagrove Street. There is also The Monks Retreat Public House at 163 Friar Street which also has an outdoor seating area to its frontage on Friar Street and is open from 9am to 11pm Monday to Wednesday, 9am to 12am Thursdays and then later hours of 9am to 1am on Fridays and Saturdays.
- 7.6 The noise mitigation proposed includes provision of suitable glazing specification with standard replacement double glazing proposed to windows to the rear of the building and then a higher specification secondary glazing proposed to windows to the front elevation of the building facing on to Town Hall Square where the most notable commercial noise sources are location. RBC Environment Protection Officers are satisfied that the glazing mitigation proposed is adequate and would ensure acceptable internal noise levels within all flats within windows closed.

7.7 However, when windows are open and to allow future occupiers of the flats to obtain suitable ventilation and cooling the assessment shows that noise levels within the flats would exceed recommended levels.

7.8 The NPPG provides guidance on noise impacts on development and is clear that this guidance can be used in relation to prior approval applications:

The principles of this guidance can be used to assist in fulfilling the 'prior approval' requirements with regard to noise management found in Regulations such as the Town and Country Planning (General Permitted Development) (England) Order 2015 (SI 2015/596) as amended. (Paragraph: 016 Reference ID: 30-016-20190722)

7.9 This guidance sets out that in terms of relevant factors to consider when assessing noise this includes:

Whether any adverse internal effects can be completely removed by closing windows and, in the case of new residential development, if the proposed mitigation relies on windows being kept closed most of the time (and the effect this may have on living conditions). In both cases a suitable alternative means of ventilation is likely to be necessary. (Paragraph: 006 Reference ID: 30-006-20190722)

7.10 In respect of the above the application proposes to provide a scheme of mechanical ventilation with heat recovery (MVHR) to serve each flat to provide a suitable alternative means of ventilation to opening windows. RBC Environmental Protection Officer consider the proposed MVHR to be acceptable in terms of its specification and performance and that this would ensure that future occupiers would not be entirely reliant upon open windows and being exposed to unacceptable commercial noise levels in order to seek ventilation and cooling within the flats.

7.11 On this basis of the above it is considered that the proposed noise mitigation measures (glazing specifications and MVHR) would be sufficient to ensure that future occupiers of the flats would not be subject to unacceptable commercial noise impacts and that in this respect their residential amenity would be safeguarded. Therefore, it is considered that the wording of condition 3 can be varied as proposed to require that the noise mitigation measures are implemented in full prior to occupation of the flats and retained thereafter.

RECOMMENDATION

GRANT s73 variation of condition 3 of prior approval consent ref. 220579 subject to the following varied conditions:

Condition 1 (Time Limit)

Original condition 1

1. This development under Class MA 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 MA.2.—(5) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Changes to condition 1

1. This development under Class MA is permitted subject to it being completed within a period of 3 years starting from 16th June 2022, which is the date prior approval was granted. ~~with the prior approval date on this decision notice.~~

REASON: To comply with the requirement of paragraph MA.2.—(5) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Amended condition 1

1. This development under Class MA is permitted subject to it being completed within a period of 3 years starting from 16th June 2022, which is the date prior approval was granted.

REASON: To comply with the requirement of paragraph MA.2.—(5) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Condition 2 (Approved Plans)

Original condition 2

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans and documents:

- Application Form dated 14th April 2022
- Allen Planning Ltd Supporting Letter
- Jostect Noise Survey Report ref. 2212704
- Internal Illuminance Analysis ref. ROL21
- jw1077-100 rev A – Location Plan
- jw1077-016 rev B – Existing Elevations sheet 2 of 2
- jw1077-015 rev B – Existing Elevations sheet 1 of 2
- jw1077-010 rev A – Proposed Ground Floor Plan
- jw1077-007 rev B – Existing Elevations sheet 2 of 2
- jw1077-006 rev B – Existing Elevations sheet 1 of 2
- jw1077-004 rev A – Existing third floor plan
- jw1077-003 rev A – Existing second floor plan
- jw1077-002 rev A – Existing first floor plan
- jw1077-001 rev A – Existing ground floor plan
- jw1077-013 rev C – Proposed third floor plan
- jw1077-012 rev C – Proposed second floor plan
- jw1077-011 rev C – Proposed first floor plan

Received by the Local Planning Authority on 19th April 2022

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

Changes to condition 2

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans and documents:

- Application Form dated 14th April 2022
- Allen Planning Ltd Supporting Letter
- ~~Jostect Noise Survey Report ref. 2212704~~
- Internal Illuminance Analysis ref. ROL21
- jw1077-100 rev A – Location Plan
- jw1077-016 rev B – Existing Elevations sheet 2 of 2
- jw1077-015 rev B – Existing Elevations sheet 1 of 2
- jw1077-010 rev A – Proposed Ground Floor Plan
- jw1077-007 rev B – Existing Elevations sheet 2 of 2
- jw1077-006 rev B – Existing Elevations sheet 1 of 2
- jw1077-004 rev A – Existing third floor plan
- jw1077-003 rev A – Existing second floor plan
- jw1077-002 rev A – Existing first floor plan
- jw1077-001 rev A – Existing ground floor plan
- jw1077-013 rev C – Proposed third floor plan
- jw1077-012 rev C – Proposed second floor plan
- jw1077-011 rev C – Proposed first floor plan

Received by the Local Planning Authority on 19th April 2022

- Pilkington Specification – ref. Pilkington Spectrum Version UK:7:3:1 – dated 25th July 2024

- Secondary Glazing Detail – ref. JW1077-SK023 – dated 30th July 2024

- Acoustic Performance Glazing Configuration by Guardian Glass – dated Friday 5th January 2024

Received by the Local Planning Authority on 2nd August 2024

- Noise report by Jostec – BS4142:2014-A1:2019 and BS8233:2014 Assessment of 173-175 Friar Street, Reading – ref. 22127 - dated 27th September 2024

- Nuaire Summary Fan Data Sheet

- Points of Clarification relating to Acoustic Matters – Acousticians Comments/Responses 173-175 Friar Street Reading

- Drawing ref. jw1077-062 – Proposed First Floor Plan MVHR Ventilation

- Drawing ref. jw1077-063 – Proposed Second Floor Plan MVHR Ventilation

- Drawing ref. jw1077-064 – Proposed Third Floor Plan MVHR Ventilation

Received by the Local Planning Authority on 27th September 2024

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

Amended condition 2

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans and documents:

- Application Form dated 14th April 2022
- Allen Planning Ltd Supporting Letter
- Internal Illuminance Analysis ref. ROL21
- jw1077-100 rev A – Location Plan

- jw1077-016 rev B – Existing Elevations sheet 2 of 2
 - jw1077-015 rev B – Existing Elevations sheet 1 of 2
 - jw1077-010 rev A – Proposed Ground Floor Plan
 - jw1077-007 rev B – Existing Elevations sheet 2 of 2
 - jw1077-006 rev B – Existing Elevations sheet 1 of 2
 - jw1077-004 rev A – Existing third floor plan
 - jw1077-003 rev A – Existing second floor plan
 - jw1077-002 rev A – Existing first floor plan
 - jw1077-001 rev A – Existing ground floor plan
 - jw1077-013 rev C – Proposed third floor plan
 - jw1077-012 rev C – Proposed second floor plan
 - jw1077-011 rev C – Proposed first floor plan
- Received by the Local Planning Authority on 19th April 2022

- Pilkington Specification – ref. Pilkington Spectrum Version UK:7:3:1 – dated 25th July 2024
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 - Drawing ref. jw1077-064 – Proposed Third Floor Plan MVHR Ventilation
- Received by the Local Planning Authority on 27th September 2024

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

Condition 3 (Noise Assessment and Mitigation)

Original condition 3

3. No development hereby permitted shall commence on site until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014 and the and that the individual noise events do not exceed 45 dB LA,max,F more than 10 times a night. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat

recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

REASON: To safeguard the amenity of occupants in accordance with Policies CR6 and CC8 of the Reading Borough Local Plan 2019.

Changes to condition 3

~~3. No development hereby permitted shall commence on site until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014 and the and that the individual noise events do not exceed 45 dB LA,max,F more than 10 times a night. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.~~

No dwelling hereby permitted shall be occupied until the glazing, mechanical ventilation and any other noise mitigation specified has been installed in full in accordance with the specifications set out in the following documents:

- Pilkington Specification – ref. Pilkington Spectrum Version UK:7:3:1 – dated 25th July 2024
- Secondary Glazing Detail – ref. JW1077-SK023 – dated 30th July 2024
- Acoustic Performance Glazing Configuration by Guardian Glass – dated Friday 5th January 2024

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- Drawing ref. jw1077-064 – Proposed Third Floor Plan MVHR Ventilation

Received by the Local Planning Authority on 27th September 2024

All the specified noise mitigation measures shall be retained as approved thereafter.

REASON: In order to protect the amenity of future occupants of the proposed development in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Amended condition 3

No dwelling hereby permitted shall be occupied until the glazing, mechanical ventilation and any other noise mitigation specified has been installed in full in accordance with the specifications set out in the following documents:

- Pilkington Specification – ref. Pilkington Spectrum Version UK:7:3:1 – dated 25th July 2024
- Secondary Glazing Detail – ref. JW1077-SK023 – dated 30th July 2024
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- Drawing ref. jw1077-064 – Proposed Third Floor Plan MVHR Ventilation

Received by the Local Planning Authority on 27th September 2024

All the specified noise mitigation measures shall be retained as approved thereafter.

REASON: In order to protect the amenity of future occupants of the proposed development in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Informatives

1. The proposal meets the relevant criteria set out in Class MA.
2. The applicant is advised that this decision represents the determination of the Local Planning Authority in respect of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) as to whether Prior Approval is required in respect of the change of use only. Class MA does NOT afford any permitted development rights for external works which affect the exterior of the building in order to implement the change of use.
3. It will be up to Council's Parking Permits Team to determine whether occupiers of the residential units will be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.

4. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
ii) 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 note 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 from the Council's website.
5. In connection with the implementation of this 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:
<http://beta.reading.gov.uk/article/2565/What-noise-is-acceptable-during-construction-and-demolition-work>
6. There should be no burning of waste on site.
7. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
8. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.