

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
APPLICATION FOR PRIOR APPROVAL**

To: Opus Works

Application No: PL/24/0799

Application type: Prior approval Part 3 Class
MA: Commercial, business and service uses
to dwellinghouses

**Application to determine if prior approval is required for a proposed:
Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses
(Use Class C3)
Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 3, Class MA**

Applicant: AEW UK Core Plus Property Fund

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 Class E (offices) to C3 (dwelling houses) to comprise 78 flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: North Gate House, 21-23 Valpy Street, Reading, RG1 1AF

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 15/08/2024



Assistant Director of Planning, Transport and
Public Protection Services *RJE*

Application At: North Gate House, 21-23 Valpy Street, Reading, RG1 1AF

Application No: PL/24/0799

Application type: Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses

CONDITIONS & REASONS

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)

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

- Application Form
- Daylight/Sunlight Report by GIA Dated June 2024
- Flood Risk Assessment by Delta Simons Dated May 2024
- Contaminated Land Statement by Delta Simons Dated June 2024
- Noise Assessment by Hoare Lea Dated June 2024
- Fire Statement by Hoare Lea Dated June 2024
- Accommodation Schedule
- 4795-099_P03
- 4795-0100_P01
- 4795-100_P03
- 4795-100_P04
- 4795-101_P01
- 4795-101-P03
- 4795-101-P04
- 4795-102_P03
- 4795-102_P04
- 4795-103_P03
- 4795-103_P04
- 4795-104_P03
- 4795-104_P04
- 4795-105_P03
- 4795-106_P03
- 4795-106_P04

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- 4795-107_P04
- 4795-110_P01
- 4795-11001_P01
- 4795-11002_P01
- 4795-11003_P01
- 4795-11004_P01
- 4795-11005_P01
- 4795-11006_P01
- 4795-11007_P01
- 4795-11008_P01
- 4795-11009_P01
- 4795-11010_P01
- 4795-30000_P01

Received by the Local Planning Authority on 20th June 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.

3. No development 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 and retained thereafter, unless the Local Planning Authority otherwise agrees in writing.

REASON: These details are required due to insufficient information being contained within this submission and in order to safeguard the amenity of occupants in accordance with Policies CR6 and CC8 of the Reading Borough Local Plan 2019.

Date: 15/08/2024



Assistant Director of Planning, Transport and
Public Protection Services *RJE*

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. 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. 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.
4. The occupiers of the residential unit(s) will not 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.

Date: 15/08/2024



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