

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

**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: Innovate Associates Limited

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 floors 1-4 from Class E (offices) to Class C3 (dwellinghouses) to comprise 24 residential apartments. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

At: 25-31 LONDON STREET, READING, RG1 4PS

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**

Application At: 25-31 LONDON STREET, READING, RG1 4PS

Application No: PL/24/1504

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

Date: 20 December 2024



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

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 and documents:

102-1 Rev A – Proposed Ground, First & Second Floor General Arrangement Plans

102-2 Rev A – Proposed Third & Fourth Floor General Arrangement Plans

Both received by the Local Planning Authority on 12 November 2024

201 Rev A – Proposed Site Plan

As received by the Local Planning Authority on 28 November 2024

207 Rev A – Ceiling Detail

As received by the Local Planning Authority on 11 December 2024

Technical Letter by ACA Acoustics Ref 240202-R002 dated 11/12/2024

As received by the Local Planning Authority on 17 December 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. Prior to the first occupation of any future residential unit, details of the mechanical ventilation heat recovery system, aligning with the principles set out in 'Noise impact assessment to a proposed residential development' by ACA acoustics, Ref 240202-R001 dated 14/03/2024, as received on 12 November 2024, shall be submitted to and approved in writing by the local planning authority. All approved measures associated with the mechanical ventilation heat recovery system shall be carried out prior to the first occupation of any residential unit and retained as such thereafter.

Reason: In order to protect the amenity of future occupants of the proposed development from noise disturbance, in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

Date: 20 December 2024



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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. There is a widespread problem in Reading with rats as the rats are being encouraged by poor waste storage which provides them with a food source. Where developments involve shared bin storage areas, there is a greater risk of rats being able to access the waste due to holes being chewed in the base of the large wheelie bins or due to occupants or passers not putting waste inside bins, or bins being overfilled. It is therefore important for the bin store to be vermin proof to prevent rats accessing the waste and for the correct waste bin capacity to be provided so that waste is not deposited outside of bins.
4. 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.
5. 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.
6. With regard to condition 3, Officers advise that any future proposed inlets should be away from the ground and away from the polluted side of the building, unless effective filtration is demonstrated to be provided.

Date: 20 December 2024



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7. Your attention is drawn to the possible requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on Building.control@reading.gov.uk OR telephone 0118 9372449 9.00am to 1.00pm Monday to Friday.

In addition, please also be mindful of the following fire safety regulations, which appear to apply in this instance too:

<https://www.gov.uk/government/publications/fire-safety-england-regulations-2022-fire-door-guidance/fire-safety-england-regulations-2022-fire-door-guidance>

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