

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

To: Brooks Murray Architects
Mr Alexander Couth
41 Tabernacle Street
London EC2A 4AA

Application No: PL/25/0470
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: London Two 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 Ground to 4th Floors from Class E (offices) to C3 (dwelling houses) to comprise 77 self-contained flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: The Delta Building, 121 Kings Road, Reading, RG1 3ES

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: 20th May 2025



RJE
**Acting Assistant Director, Planning,
Transport & Public Protection**

Application At: The Delta Building, 121 Kings Road, Reading, RG1 3ES

Application No: PL/25/0470

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 and documents:

1378-001 Location Plan 1:1250 A4 PI PI
1378-002 Existing Block Plan 1:500 A3 P1 PI

1378-009 Existing Basement Plan 1:500 A3 P1 PI
1378-010 Existing Ground Floor Plan 1:200 A3 P1 PI
1378-011 Existing First Floor Plan 1:200 A3 P1 PI
1378-012 Existing Second Floor Plan 1:200 A3 P1 PI
1378-013 Existing Third Floor Plan 1:200 A3 P1 PI
1378-014 Existing Fourth Floor Plan 1:200 A3 P1 PI
1378-015 Existing Roof Plan 1:200 A3 P1 PI
1378-020 Existing West elevation 1:200 A3 P1 PI
1378-021 Existing North elevation 1:200 A3 P1 PI
1378-022 Existing East elevation 1:200 A3 P1 PI
1378-023 Existing South elevation 1:200 A3 P1 PI

1378 - 050 Proposed Block Plan 1:500 A3 P1 PI

1378.MA-099 Proposed Basement Plan 1:500 A3 P1
1378.MA-100 Proposed Ground Floor Plan 1:200 A3 P1
1378.MA-101 Proposed First Floor Plan 1:200 A3 P1
1378.MA-102 Proposed Second Floor Plan 1:200 A3 P1
1378.MA-103 Proposed Third Floor Plan 1:200 A3 P1
1378.MA-104 Proposed Fourth Floor Plan 1:200 A3 P1
1378.MA-105 Proposed Roof Plan 1:200 A3 P1
1378.MA-ZOO Proposed West elevation 1:200 A3 P1

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1378.MA-Z01 Proposed North elevation 1:200 A3 P1
1378.MA-Z02 Proposed East elevation 1:200 A3 P1
1378.MA-Z03 Proposed South elevation 1:200 A3 P1
Received by the Local Planning Authority on 26th March 2025

Ashfield Solutions Group Phase 1 Contamination Assessment ref. 214225-S01
Envirocheck data sheet ref. 367481434_1_1
BWC – Planning Stage Fire Strategy Report Issue 2 ref. BWC/FS/2345/V2
FTP Framework Travel Plan ref. FTP/2412/09
T16 Design – Daylight Assessment ref. 6187 Issue no. 2
Cass Allen Noise Impact Assessment ref. RP01-24636-R1 Revision 1
Brooks Murray Class MA Prior Approval Checklist ref. 1378
Brooks Murray Prior Approval Accompanying Statement
Brooks Murray Proposed Schedule of Areas
FTP Transport Statement FTP/2412/09
Nimbus Flood Risk Assessment Report ref. C3480-R1-REV-A
Received by the Local Planning Authority on 26th March 2025

Nimbus Flood Warning and Evacuation Plan ref. C3480-R2-REV-A
Received by the Local Planning Authority on 6th May 2025

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. The dwellings hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plan (ref. 1378.MA-099 Proposed Basement Plan 1:500 A3 P1 received by the Local Planning Authority on 26th March 2025) hereby approved. The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

4. No residential unit hereby approved shall be occupied until the Local Planning Authority has been notified in writing of the full postal address of the units hereby approved. The notification shall be sent to the Local Planning Authority quoting the application reference specified on this Notice.

REASON: In order that the Council can update its records to ensure that parking permits are not automatically issued to the occupiers of the new residential units hereby approved, and

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thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

5. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential units hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential units for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

REASON: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area Policy TR3 and TR5 of the Reading Local Plan 2019.

6. The development hereby permitted shall not be occupied other than in strict accordance with the Nimbus Nimbus Flood Warning and Evacuation Plan ref. C3480-R2-REV-A received by the Local Planning Authority on 6th May 2025. The Flood Warning and Evacuation Plan shall be implemented in full and maintained in perpetuity for the lifetime of the development.

REASON: In order to comply with good practice building for flood resilience/safety in the flood zone and in accordance with Policy EN18 of the Reading Borough Local Plan 2019

7. The development hereby permitted shall not be occupied other than in strict accordance with the BWC – Planning Stage Fire Strategy Report Issue 2 ref. BWC/FS/2345/V2 received by the Local Planning Authority on 25th March 2025.

REASON: In order to comply with good practice for fire resilience/safety in accordance with Policies CC7 and CC8 of the Reading Borough Local Plan 2019.

8. No dwelling hereby approved shall be occupied until the works approved under planning permission ref. PL/25/0466, namely *"Application for new window openings to the east elevation to match the existing windows in opening sizes and appearance and addition of rooftop smoke shafts and AOVs"*, have been completed in accordance with the approved plans.

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REASON: To ensure that every habitable room received adequate levels of daylight, in accordance with Local Plan Policy H5 and part (f) of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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 e.g. flats and hotels 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. Where developments involve a food related business then there is a greater risk of rats being attracted to the waste. 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 correct storage and disposal of waste, and prompt collection of bins is essential to maintain residential amenity, control odour, prevent fires and minimise service vehicle obstructions.

This Prior Approval decision has now been issued. Whilst bin storage (for waste and recycling) are not matters to be considered in Prior Approval applications, you may have been advised during the course of the application that there is a potential bins issue. In any event, careful planning and preparation for waste management will be essential to the success of your scheme.

For best practice when considering implementation of your development which will rely on the Council's household waste collection service, please contact the Council's Waste Services Team at the earliest opportunity to alert them to the need for supplying bins to your development, and scheduling in bin collections. The Council requires at least 6 weeks' notice prior to a development being occupied to ensure bins can be delivered and collections

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scheduled. Find out more here: [Household Waste Collection Service Standards - Reading Borough Council](#)

In all instances, regardless of the method of bin servicing to be used, the developer should ensure that the bin storage is suitable for the type and number of dwellings to be served and is suitable for the separation of all legislatively required waste types (segregation of recyclable materials). Find out more about bin storage requirements here: [Waste management guidelines - Reading Borough Council](#)

Commercial waste must be collected separately to any household waste. Please note the requirements for commercial waste management may be relevant for your development, and there may need to be enforcement under the Environmental Protection Act 1990 if suitable waste standards are not being complied with: [Commercial waste advice - Reading Borough Council](#)

For recycling guidance to future occupiers, please refer them to the following:

[Recycling at home - Reading Borough Council](#)

[What do I put in each bin? - Reading Borough Council](#)

5. 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.
6. 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.
7. 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>
8. There should be no burning of waste on site.
9. 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

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and demolition associated with the approved development will be subject to environmental health law.

10. 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.

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