

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Mr Tony Allen
The Old Fire Station EC
Salt Lane
Salisbury
SP1 1DU

Application No: PL/25/0642
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: Mountley Ltd

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the local planning authority is **REFUSED** for the following development.

Proposal: Change of use of ground, first, second, third and fourth floors (all floors) from Class E (offices) to C3 (dwelling houses) to comprise 78 apartments (27 x studios, 43 x 1 bed and 8 x 2 bed apartments). Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: ABBEY WHARF, 57-75 KINGS ROAD, READING, RG1 3AB

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 24 June 2025



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

Application At: ABBEY WHARF, 57-75 KINGS ROAD, READING, RG1 3AB

Application No: PL/25/0642

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

REASONS FOR REFUSAL

1. The submitted Flood Risk Assessment does not adequately assess the flood risks posed from the development. Therefore, the Council is not satisfied the proposed change of use of the building from office to a residential would not increase the risk of flooding to the future occupants of the building, moving from a “less vulnerable” to more “more vulnerable” classification. As such, the development is contrary to condition MA.2 (c) of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development Order) (England) Order 2015 (as amended) and the advice contained within the NPPF (paragraph 181).
2. The Local Planning Authority is not satisfied, based on the limited information provided and owing to the site contamination risk and nature of the surrounding uses, that the development would not result in a contamination risk and unacceptable levels of noise and disturbance to any potential future occupants of the building. As such, the development is contrary to condition MA.2 (b) and (d) of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development Order) (England) Order 2015 (as amended) and the advice contained within the NPPF (paragraphs 187, 196 and 198).
3. The existing building exceeds a height of 18 metres and the proposed change of use would result in two or more dwellings, whereby a Fire Statement has not been provided in support of the proposal. As such, the Council cannot be satisfied the proposal fire safety impacts on the intended occupants of the building are satisfactory. Therefore, the proposal fails to comply with condition MA.2 (i) of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development Order) (England) Order 2015 (as amended).

Date: 24 June 2025



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

INFORMATIVES

1. The following documentation and plans were provided in support of this application:
- Prior Approval Notification Form
 - CIL Form
 - Planning Statement / Covering Letter
 - Daylight Assessment
 - Flood Risk Assessment
 - Flood Evacuation Plan (Appendix F)
 - Existing Plans (Site Location Plan): jw1231-100
 - Existing Plans (Basement and Ground Floor): jw1231-105
 - Existing Plans (First, Second, Third and Fourth floors): jw1231-106
 - Existing Elevations: jw1231-107
 - Proposed Basement Floor Plan: jw1231-108
 - Proposed Ground Floor Plan: jw1231-109
 - Proposed First Floor Plan: jw1231-110
 - Proposed Second Floor Plan: jw1231-111
 - Proposed Third Floor Plan: jw1231-112
 - Proposed Roof Floor Plan: jw1231-113

Received: 30/04/2025

Date: 24 June 2025



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

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse prior approval for the proposed development, then you can appeal to the Secretary of State under section 78 (1)(c) of the Town and Country Planning Act 1990 within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-householder-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Date: 24 June 2025



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