

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

To: Sian Thomas
30 Newman Street
London
W1T 1PT

Application No: PL/25/0918
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: McGrath Group

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 part of the ground floor to seventh floor from Class E (offices) to C3 (dwelling houses) to comprise 53 1 x bed and 54 x 2 bed flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: ABBEY GARDENS, 4-6 ABBEY STREET, READING, RG1 3BA

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: 21st August 2025



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

Application At: ABBEY GARDENS, 4-6 ABBEY STREET, READING, RG1 3BA

Application No: PL/25/0918

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:

- 308 P.01 Proposed Basement Plan
 - 309 P.04 Proposed Lower Ground Floor Plan
 - 310 P.01 Proposed Ground Floor Plan
 - 311 P.01 Proposed 1st Floor Plan
 - 312 P.01 Proposed 2nd – 4th Floor Plan
 - 315 P.01 Proposed 5th Floor Plan
 - 316 P.01 Proposed 6th- 7th Floor Plan
 - 400 P.01 Proposed Section
 - hgh Cover letter, 23 June 2025
 - ROL01535 Daylight and Sunlight assessment, Ansteyhorne, 23 June 2025
 - Fire Safety Strategy cover letter, Ryan & Associates, 3 June 2025
 - 251025 Fire Safety Strategy, Ryan & Associates, 10/02/2025
 - 5292/2025 FRA – Abbey Gardens Rev C, Final Flood Risk Assessment, EAS, 19 June 2025
 - 28800.NIA.01 Noise Impact Assessment Report, KP acoustics, 20/12/2024
 - GS-Z12-RKD-A76-ETZ Groundsure Insights Phase I Dest study 04 December 2024
 - GS-Y2J-QVW-SD4-93C Groundsure Location Intelligence Phase I Desk Study - 2 04 December 2024
 - GWPR6366/DS/June 2025 Final V.2 Groundsure Desk Study - 3
 - 24553 TS02 Rev A Transport Statement, Markides Associates, 23 June 2025
- As received 30 June 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.

Date: 21st August 2025



**Acting Assistant Director, Planning,
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3. The glazing, ventilation and any other mitigation specified shall be installed in accordance with the specifications recommended within the Noise Assessment submitted with the application 28800.NIA.01 Noise Impact Assessment Report, KP acoustics, 20/12/2024 as received by the Local Planning Authority on 30 June 2025.

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.

4. The development shall be carried out in accordance with the submitted flood risk assessment (ref FRA-Abbey Gardens, 5292/2025) and the following mitigation measures; it details:
- Finished floor levels shall be set no lower than 38.05 metres above Ordnance Datum (AOD), in accordance with paragraph 4.11 in the FRA.
 - There shall be no raising of existing ground levels on the site, in accordance with the FRA.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

REASON: To reduce the risk of flooding to the proposed development and future occupants. To prevent obstruction to the flow and storage of flood water, which would lead to an increase in flood risk elsewhere, in line with paragraph 181 of the National Planning Policy Framework and Policy EN18 of the Reading Borough Local Plan 2019.

5. No development shall be occupied until confirmation has been provided that either:
1. Foul water capacity exists off site to serve the development **or**
 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, **or**
 3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

Confirmation along with any necessary mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of development.

The development shall thereafter be carried out in accordance with the approved details.

REASON - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents and to ensure that the development does not have

Date: 21st August 2025



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

an adverse impact on the public sewerage network and that adequate foul water drainage provisions are in place, in accordance with Policy EN16 of the Reading Borough Local Plan 2019 and the requirements of Thames Water.

6. No development shall commence on site including demolition and any preparatory works until an assessment of the nature and extent of contamination has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:

- human health;
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
- adjoining land;
- groundwaters and surface waters;
- ecological systems; and
- archaeological sites and ancient monuments.

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

7. No development shall commence on site including demolition and any preparatory works until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

8. The approved remediation scheme under Condition 7 shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority before construction above foundation level.

Date: 21st August 2025



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

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

9. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019 and to ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 187 of the National Planning Policy Framework.

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

Date: 21st August 2025



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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. A Building Regulations application may be required for the proposed development. Please go to our website for more advice.
<https://www.reading.gov.uk/planning-and-building-control/building-control/apply-for-building-control/>
You can also find advice and submit an application using the Planning Portal.
7. 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> and the requirement to register the building with the BSR.
8. Thames Water has made a series of recommendations in relation to matters such as surface water drainage, potential damage to subsurface potable water infrastructure and the existing water network infrastructure. These comments have been fed into the agent for the applicant via email on 20/08/2025 and you are advised to liaise with Thames Water and where appropriate follow the guidance provided.
9. You are advised that no tree works are approved by virtue of this consent. Any works to trees subject to a Tree Preservation Order will require submission of a tree works application or Section 211 Notice respectively.
10. Environment Agency

Advice to Applicant - Other Consents

As you are aware we also have a regulatory role in issuing legally required consents, permits or licences for various activities. We have not assessed whether consent will be required under our regulatory role and therefore this letter does not indicate that permission will be given by the Environment Agency as a regulatory body.

The applicant should contact 03708 506 506 or consult our website to establish if consent will be required for the works they are proposing. Please see www.gov.uk/guidance/check-if-you-need-an-environmental-permit.

Date: 21st August 2025



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