



Prior Approval Compliance Statement

97 York Road, Reading, RG1 8AU

Application for Prior Approval pursuant to Class MA of Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to allow the change of use from Class E to residential (C3) in the form of 2 x 1-bedroom dwellings

September 2025

J Butterworth Planning Limited
71-75 Shelton Street
London, WC2H 9JQ
0330 043 4577
jeremy@jbutterworthplanning.co.uk

jbutterworthplanning.co.uk

Title	Prior Approval Compliance Statement
Project	97 York Road, Reading
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Prepared By Jeremy Butterworth BSc (Hons) MA MRTPI

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Registered Office: 71-75 Shelton Street, Covent Garden, London, WC2H 9JQ

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1 Introduction and Development Proposals

1.1 Introduction

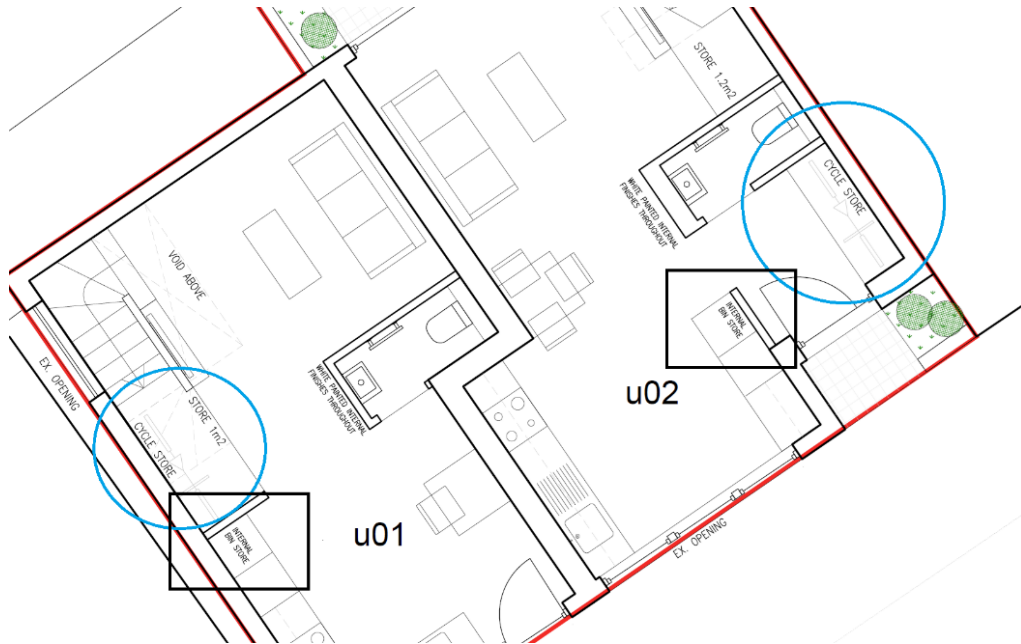
- 1.1.1 This statement is submitted in support of an application for prior approval pursuant to Class MA of Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to allow the change of use from Class E (workshop / light industrial) to residential (C3) in the form of 2 x 1-bed dwellings at ground and first floor levels (the 'proposed development') at 97 York Road, Reading, RG1 8AU (the 'site').
- 1.1.2 The application is submitted on the basis that the proposed change of use is permitted by Class MA of the 2015 Order.
- 1.1.3 The Applicant has submitted an accompanying application for full planning (Ref: PL/25/1274) to allow for some external alterations, which has been submitted in advance of this Class MA Prior Approval application so that the merits of the operational development will be determined before the Council are required to determine the Prior Approval application. Any external amendments required, and the external alterations can be secured by condition to ensure the external works are completed prior to implementation of any Class MA approval.
- 1.1.4 While some of the changes are valuable in enhancing the daylight sunlight performance of the new dwellings, several of the proposed changes are intended to achieve a higher quality of development and maximise the positive contribution of the enhanced building to the streetscene. The Applicant is keen to try and provide a positive example of what is possible with commercial conversions of this nature.
- 1.1.5 This is discussed in more detail below.

1.2 Proposed Development

- 1.2.1 The proposed development is described as:

Prior approval pursuant to Class MA of Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to allow the change of use from Class E (workshop / light industrial) to residential (C3) in the form of 2 x 1-bed dwellings at ground and first floor levels

- 1.2.2 The proposed dwellings will consist of:
- Unit 1 – 58.6sqm
 - Unit 2 – 62.8sqm
- 1.2.3 Due to the sustainable location of the property, it is intended to be car free. In addition, cycle parking is provided within a store in each dwelling. Refuse storage can be provided within a space within the building at ground floor level. These are highlighted below:



1.2.4 Domestic waste compacting bins can be used, if required:

Joseph Joseph Titan 30L Trash Compactor in Stainless Steel

£199.00

[Add to cart](#)

- ✓ Item in stock at our warehouse
- ✓ FREE delivery to the UK Mainland
- ✓ 30 days return policy - T&Cs apply
- ✓ Payment options available via PayPal or Klarna

*Monday to Friday - Excludes bank holidays

Key Features

- Empty your waste 3 times less often than similar sized bins
- Easy to use compactor allows you to hold up to 90-litres of waste in the space of a 30-litre bin
- Hygienic and mess free solution allows you to push waste down without getting your hands dirty
- Anti-tear design means there's no risk of liners stretching or tearing with compaction
- Works perfectly with Joseph Joseph custom-fit IW4 bin liners
- Integrated odour control

Colour

Stainless Steel

1.2.5 This can be secured and covered and subject to conditions if necessary.

1.3 Supporting Documents

1.3.1 The application is accompanied by the following documents in addition to this Statement:

- Application Form
- CIL Form
- EYR-P-050-P01 Site Location Plan

- Existing Plans
 - YR-P-060 P02 Existing Ground Floor Plan
 - YR-P-070 P02 Existing First Floor Plan
 - YR-P-080-P02 Existing Roof Plan
 - YR-P-200-P03 Existing Elevations
- Proposed Plans
 - YR-P-100 P06 Proposed Ground Floor Plan
 - YR-P-110 P05 Proposed First Floor Plan
 - YR-P-120-P05 Proposed Roof Plan
 - YR-P-300-P04 Proposed Elevations
- Daylight and Sunlight Assessment
- Flood Risk Assessment
- Groundsure Screening Contamination Report
- Asbestos Survey Report & Management Plan
- Design Report
- Evidence of Class E Use (within Appendix 1 of this Statement)
 - Letter from previous owner
 - Business rates listing
 - Lease (2008-2025)
 - Business rates demand 2007
 - Business rates demand 2025

2 Site Location, Description and History

2.1 Site Location and Description

- 2.1.1 The application site consists of a recently (6 April 2025) vacant workshop / light industrial unit which is located on York Road between Newport Road and Caversham Road.
- 2.1.2 The building is two storeys tall with the first floor open to the pitched roof above.
- 2.1.3 The building is treble aspect with windows in the front, rear and side facing elevations. The property backs on to the rear garden of 6 Newport Road.
- 2.1.4 The access to the building is directly from the York Road frontage. The existing building contains large doorways on to York Road from the left and on the right, and also through the garage to the right of the main building.



Site as seen from York Road

- 2.1.5 Next to the site is a two-storey commercial building with parking to the rear that is owned by Miles and Daughters Funeral Directors, which is used for storage. There are no window or door openings in the west elevation that faces 97 York Road.
- 2.1.6 The building is around 6.5m tall at the central ridge location with the roof sloping down to around 4.9m at the eaves.
- 2.1.7 The house that faces the site has a two-storey rear extension that sits close to the flank elevation of the application property. The main part of the neighbouring house is 2 storeys tall.
- 2.1.8 The site is not subject to any designations and is not within a Conservation Area.

2.1.9 The site is easily accessible by sustainable forms of transport and is within 120 metres of high frequency bus stops on Caversham Road which provides services towards central Reading, Caversham, Henley-on-Thames, Tilehurst and Oxford.

2.1.10 Reading railway station is within easy walking distance approximately 600m away.

2.2 Planning History

2.2.1 No planning history of the property has been found on the Council's Planning Register.

2.2.2 However, the premises has been in use for a workshop / light industrial use for several years as per the attached evidence in **Appendix 1**.

2.2.3 According to the lease documentation and testimony from the previous owner, the property was occupied by a furniture restorer (tenancy from September 2008 to 2025) and, prior to this, operated as an upholsterer and carpet edging business. There is a Business Rates Advice from 2007 in the name of Todd's Lino Depot Ltd. These would both fall within the Use Class E (Class E(g)(iii) - Industrial processes which can be carried out in a residential area without detriment to its amenity).

3 Planning Assessment

3.1 Introduction

3.1.1 The application is submitted under the requirements of Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 (the 'Order') in relation to the change of use of buildings in Class E use to a use falling within Class C3.

3.1.2 The provisions of Class MA.1 state that development is not permitted by Class MA:

a) This paragraph has been deleted by The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2024

b) unless the use of the building fell within one or more of the classes specified in subparagraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;

Subparagraph 2 states that the classes mentioned in sub-paragraph (1)(b) are the following classes of the Use Classes Order—

(a) the following classes of the Schedule as it had effect before 1st September 2020—

(i) Class A1 (shops);

(ii) Class A2 (financial and professional services);

(iii) Class A3 (food and drink);

(iv) Class B1 (business);

(v) Class D1(a) (non-residential institutions – medical or health services);

(vi) Class D1(b) (non-residential institutions – crèche, day nursery or day centre);

(vii) Class D2(e) (assembly and leisure – indoor and outdoor sports), other than use as an indoor swimming pool or skating rink;

(b) on or after 1st September 2020, Class E (commercial, business and service) of Schedule 2.

According to the lease documentation and testimony from the previous owner, 97 York Road was occupied by a furniture restorer (tenancy from September 2008 to 2025) and, prior to this, operated as an upholsterer and carpet edging business. These would both fall within the Use Class E and this use commenced more than 2 years ago.

c) This paragraph has been deleted by The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2024

d) if land covered by, or within the curtilage of, the building—

i. is or forms part of a site of special scientific interest;

ii. is or forms part of a listed building or land within its curtilage;

iii. is or forms part of a scheduled monument or land within its curtilage;

iv. is or forms part of a safety hazard area; or

v. is or forms part of a military explosives storage area;

The site does not have any of the above designations.

e) if the building is within—

- i. an area of outstanding natural beauty;*
- ii. an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981;*

The site is not within an AONB or area specified in the Wildlife and Countryside Act.

3.1.3 Paragraph W of the Order requires the application to be accompanied by:

1. Written description of the proposed development
2. A plan indicating the site and proposed development
3. A floor plan indicating the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwellinghouses
4. A statement specifying the net increase in dwellinghouses proposed by the development
5. Developer's contact address; and
6. Developer's e-mail address if the developer is content to receive communications electronically.

3.1.4 This Statement and the accompanying Application Form provides this information, and the requisite plans are also submitted.

3.1.5 Paragraph W (5) requires local planning authorities on receipt of applications to determine whether the development is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site and if so to consult the relevant highway authority. To assist in this process this Statement includes a section on traffic impacts.

3.1.6 Paragraph W (6) requires local planning authorities to consult the Environment Agency where the development is located within an area within Flood Zone 2 or Flood Zone 3; or in an area within Flood Zone 1 which has critical drainage problems and which the Environment Agency has notified the authority for the purpose of paragraph (zc) (ii) in the Table in Schedule 4 to the Procedure Order. To assist in this process this Statement includes a section on flood risk and the application is also accompanied by a Flood Risk Assessment.

3.1.7 It is acknowledged in Paragraph W (9) that further information regarding the impacts and risks referred to in J2 (namely transport and highways impacts, contamination and flood risks) can be requested in order to determine the application. The Applicant is committed to respond to any such request, if required. The application is accompanied by a Flood Risk Assessment, Groundsure Screening Report and Asbestos Survey Report and Management Plan. This statement also provides further detail on transport and highway impacts and contamination. In addition, there is a section on noise given proximity to another commercial building.

3.1.8 It is also recognised that in determining this application, the LPA shall have regard to the National Planning Policy Framework (NPPF) as if the application were a planning application. Accordingly, and to assist this process a statement on the effect of the Framework is included below.

3.1.9 Class MA development is permitted subject to the condition that before beginning the development, the developer shall apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:

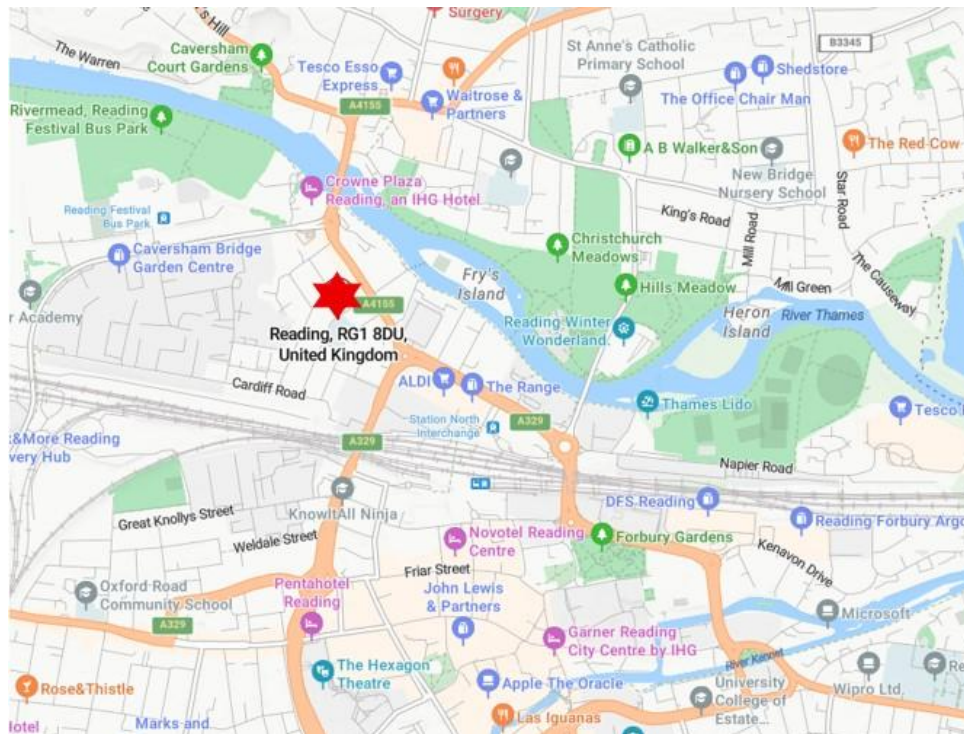
- a. transport impacts of the development, particularly to ensure safe site access;
- b. contamination risks in relation to the building;
- c. flooding risks in relation to the building;
- d. impacts of noise from commercial premises on the intended occupiers of the development;
- e. where—
 - i. the building is located in a conservation area, and
 - ii. the development involves a change of use of the whole or part of the ground floor,

the impact of that change of use on the character or sustainability of the conservation area;
- f. the provision of adequate natural light in all habitable rooms of the dwellinghouses;
- g. the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and
- h. where the development involves the loss of services provided by—
 - i. a registered nursery, or
 - ii. a health centre maintained under section 2 or 3 of the National Health Service Act 2006,

the impact on the local provision of the type of services lost; and
- i. where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

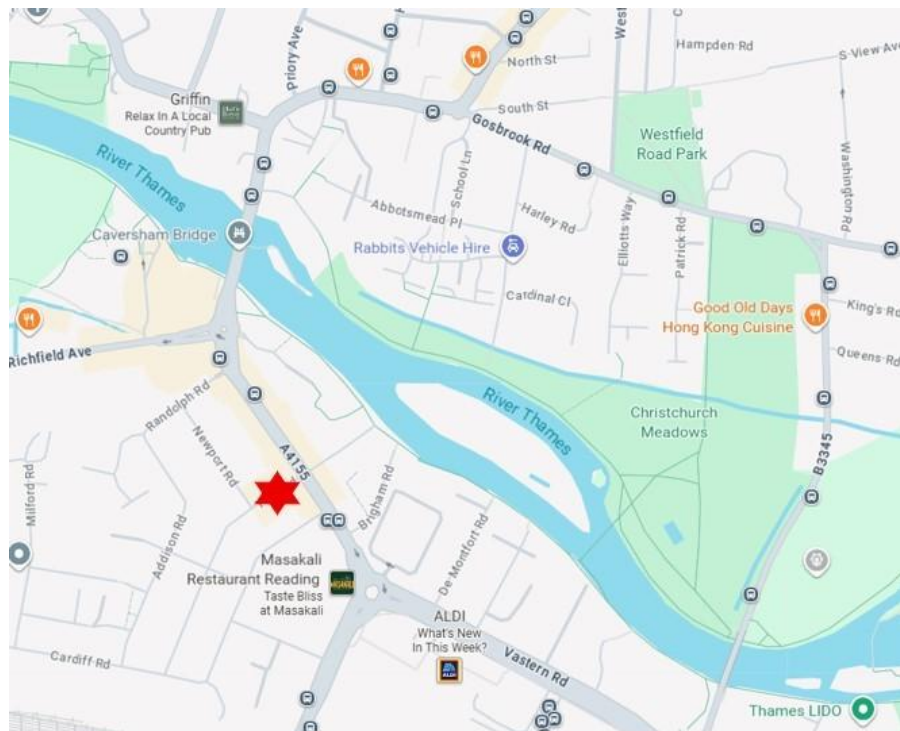
3.1.10 This is discussed below in more detail.

3.2 Transport impacts of the development, particularly to ensure safe site access



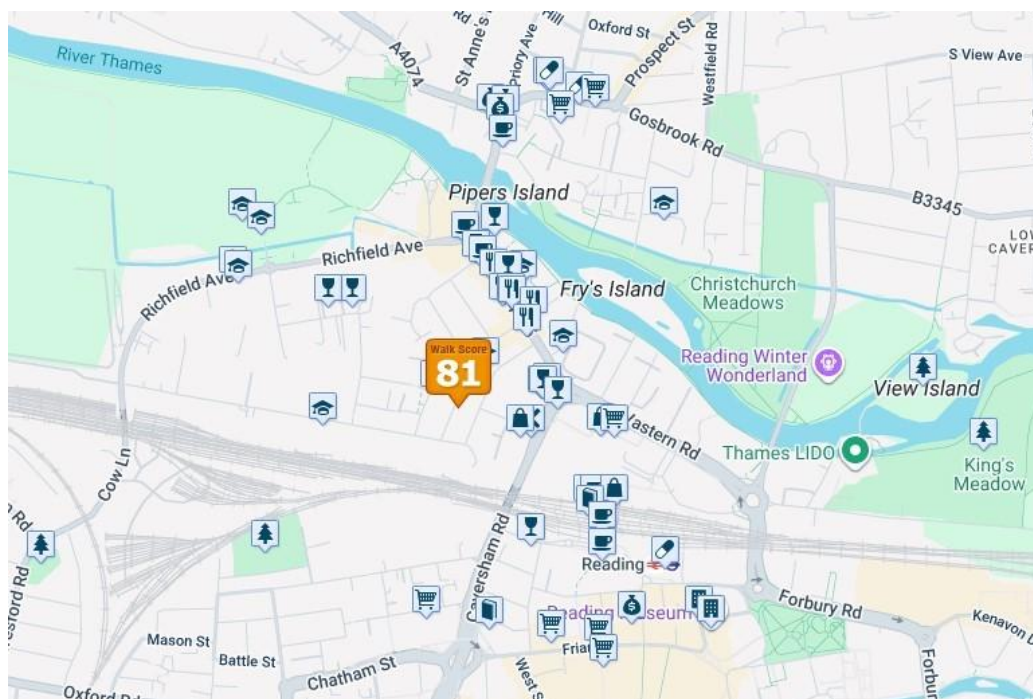
Source: Bing Maps

- 3.2.1 The site is easily accessible by sustainable forms of transport and is within 120 metres of bus stops on Caversham Road which provide high frequency services towards central Reading, Caversham, Henley-on-Thames, Tilehurst and Oxford. It is likely that the future residents will not be reliant on the car to make the majority of their local and longer distance journeys.



Source: Google Maps. Red star marks 97 York Road. Bus stops shown with bus symbols.

- 3.2.2 In addition, Reading Railway Station is approximately 600m away, and easily accessible on foot with numerous pedestrian crossings and route options. Reading Railway station also is a 5-minute ride to Reading West with its direct link to Reading Green Park.
- 3.2.3 The site is accessible by walking and sits close to retail facilities at both Caversham Road, central Caversham and central Reading. Walkscore.com gives York Road a “very walkable” rating of 81. ‘Planning for Walking’ indicates that approximately 80% of journeys shorter than 1 mile (1.6km) are made wholly on foot. It is correspondingly highly likely that future residents will make many of their journeys on foot.



Source: Walkscore.com showing extensive services and facilities within a short walk of the site

- 3.2.4 The site is also close to several large open spaces, including Christchurch Meadows, Kings Meadow and Caversham Court Gardens. In addition, it is close to the River Thames and scenic walks along there.
- 3.2.5 The site is also close to cycle routes which link to the town centre, Caversham and beyond via the River Thames. Given the local topography is gentle and the short distance between the site and local destinations and places of work, it is likely that future residents will choose to make many of their journeys by cycle.



Source: RBC Cycling Map. Red star marks 97 York Road.

- 3.2.6 In respect of the highways impact, Local Plan Policy TR1 states that all development proposals should make appropriate provision for works and contributions to ensure an adequate level of accessibility and safety by all modes of transport from all parts of a development, particularly by public transport, walking and cycling.
- 3.2.7 In this regard, as established above, the site is in a highly accessible location in accordance with the above and the site access will remain as existing.
- 3.2.8 Local Plan Policy TR5 states that development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.
- 3.2.9 In this regard, the Parking Standards and Design SPD confirms that the site is within 'Zone 2: Primary Core Area' and well served by public transport.
- 3.2.10 As a result, the parking standard within this area for a 1-bedroom dwelling is 1 space.
- 3.2.11 It is noted that the parking standard for a light industrial use in the same location is 1 space per 125sqm of floorspace.
- 3.2.12 In this regard, the increase in parking demand is likely to be a maximum of only one space.
- 3.2.13 The site currently has no space for off-street parking, but the site lies within an area covered by a Controlled Parking Zone.

- 3.2.14 Given the sustainable location, the limited scale of the proposed development, and being in a Controlled Parking Zone, it is considered that the use of on-street parking will be acceptable and unlikely to result in any parking pressure in the local area.
- 3.2.15 The proposed one-bedroom houses will be marketed with no on-site parking, and will be self-enforcing in terms of car parking demand. There is already a local precedent and demand for car-free dwellings, demonstrated by the 28.4% of local households with no car (Census 2021 -- RBC profile). That figure is likely even higher for smaller dwellings like those proposed. In addition, in locations like this, car free households are even more viable given the sustainable modes of transport available. There are also an increasing number of car-free developments being approved in Reading, reflecting these car-free demand levels, and indicating that car-free living is viable locally.
- 3.2.16 The Cycle Parking Standards confirm that 1 cycle space is required per dwelling. In this regard, the proposed development incorporates a cycle parking space per dwelling as illustrated on the ground floor proposed plan, and further details can be secured by conditions, if necessary. There would also be scope for additional cycle storage for the right hand side dwelling in the rear amenity space, and accommodation of additional folding Brompton-style bikes throughout both dwellings.
- 3.2.17 Refuse arrangements are shown on the submitted plans within internal bin stores provided. This can be secured by conditions, if necessary, and is discussed in more detail above.
- 3.2.18 The proposed development helps to support the vision of the emerging Reading Transport Strategy 2040 (RTS). A key thrust of RTS is removing dependency and providing alternatives to the private car, improving more sustainable forms of transport, and states that a “step change” is required to meet Reading’s climate goals. Proposing this development as car-free is in keeping with RTS and the location is highly suitable to be car-free.
- 3.2.19 Paragraph 116 of the NPPF confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 3.2.20 Therefore, in accordance with the NPPF, and the Development Plan the proposed development would not have an adverse impact upon the safety of the highway network in the area, and the prior approval of the Council is therefore not considered necessary or can be dealt with via conditions.

3.3 Contamination risks in relation to the building

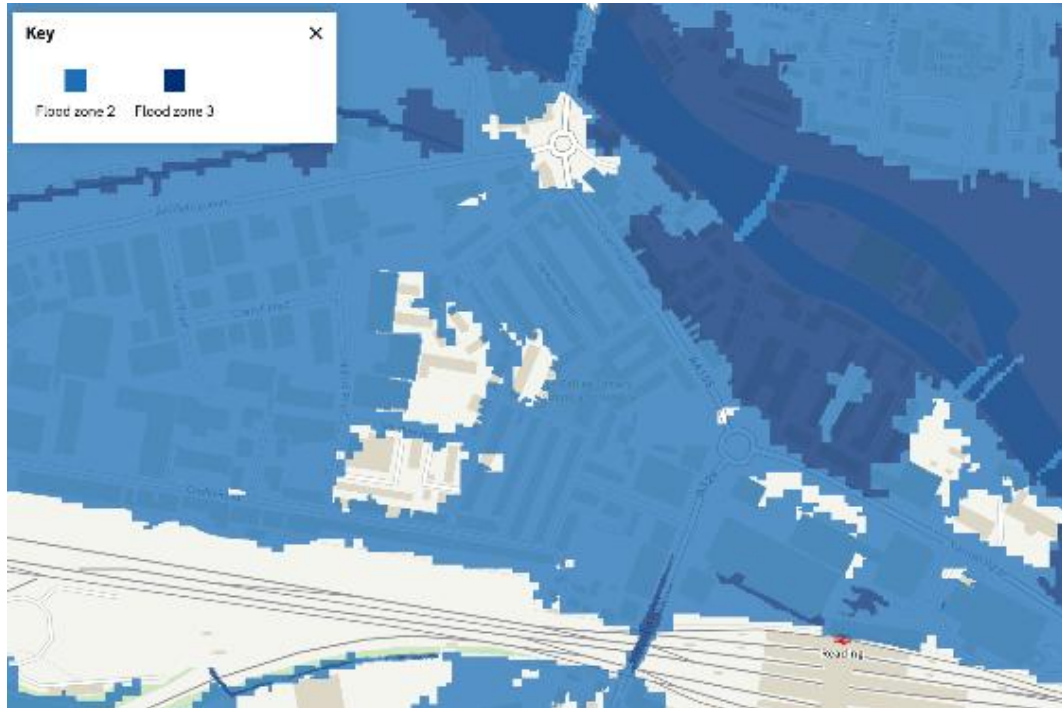
- 3.3.1 The property is located within a previously developed site. The site is not within an area which is identified as an archaeological priority zone and has only been used for a workshop / light industry.
- 3.3.2 The building may have originally been constructed as a stable with hayloft.

- 3.3.3 However, in support of this application for prior approval a detailed review of potential contamination risks has been undertaken.
- 3.3.4 The accompanying Groundsure Environmental Assessment concludes that the risk to future residential occupants is acceptable. Specifically, the report identifies no historical or current potentially contaminative land uses on the site or in the immediate vicinity—such as factories, service stations, landfills, or other uses that might have resulted in ground contamination. No significant sources of contamination, pollutant linkages, or notable entries on statutory databases have been identified, giving further confidence in the suitability of the land for residential use in accordance with the National Planning Policy Framework and local policy guidelines.
- 3.3.5 This position is further reinforced by the Groundsure Assessment’s review of historical mapping and environmental records. The site’s urban setting, absence of contaminative industrial history, and its long-standing occupation for non-industrial purposes all support a very low risk profile. There have been no pollution incidents or regulatory notices affecting the property or its immediate surrounds.
- 3.3.6 The site is not situated within, nor adjacent to, any area designated as being of potentially high environmental risk. Consequently, there is no requirement for intrusive ground investigation or remedial action, and the land is fit for the proposed change of use to residential without additional site-specific investigations.
- 3.3.7 In terms of site history and building use, the property history offers additional reassurance. As discussed above, the building was occupied by a furniture restorer and, prior to this, operated as an upholsterer and carpet edging business. These uses are inherently non-contaminative and do not involve hazardous chemicals, heavy industrial processing, or activities typically linked to land pollution.
- 3.3.8 This benign use history is fully consistent with both the documentary findings of the Groundsure report and the on-site observations.
- 3.3.9 Furthermore, all ground surfaces within the workshop, garage, and rear lean-to at the property are sealed concrete. This construction detail is significant, as it effectively creates a barrier isolating the underlying ground from any possible incidental spillage related to the previous low-risk commercial operations. The robust nature of these surfaces further mitigates any risk of contamination to the soil beneath, supporting a straightforward transition to residential use.
- 3.3.10 Finally, the accompanying Asbestos Survey and Management Plan identifies only low-risk asbestos-containing materials, consistent with the age and type of the property.
- 3.3.11 All asbestos identified is limited in extent, in sound condition, and can be safely managed or removed in accordance with HSE and industry guidance.
- 3.3.12 Overall, both the historical and technical assessments present a clear and robust case that contamination risks at 97 York Road are negligible and readily manageable in the context of residential conversion.

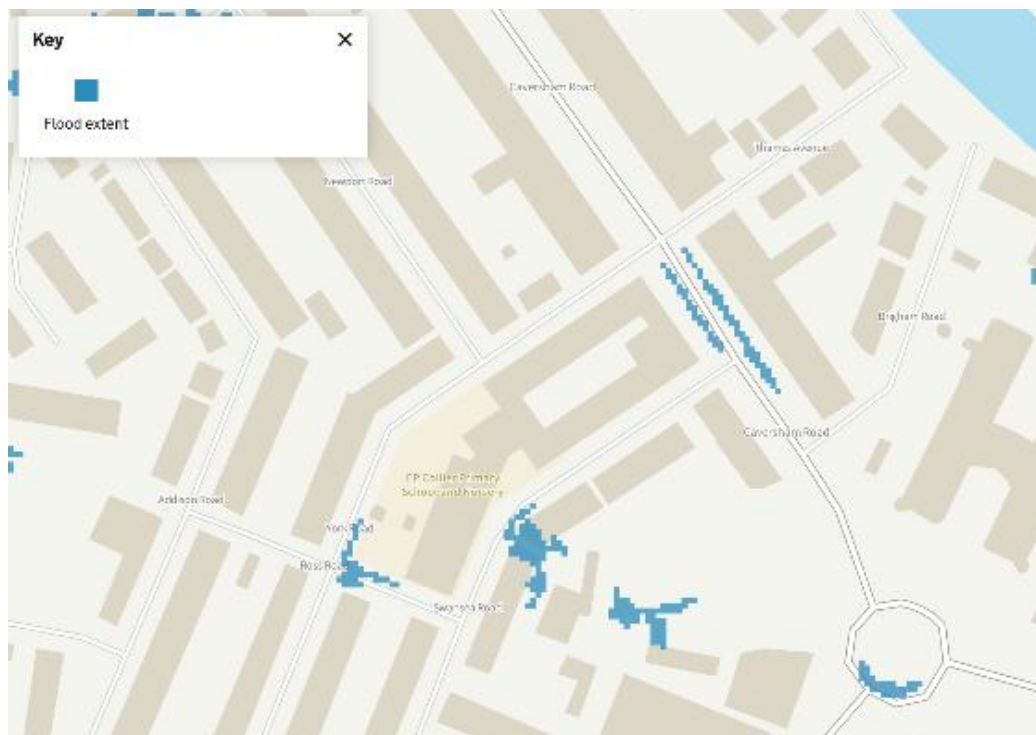
3.3.13 Further mitigation can be secured by conditions, if necessary.

3.4 Flooding risks in relation to the building

3.4.1 The Environment Agency Flood Map (below) confirms that the site lies within Flood Zone 2.



3.4.2 In addition, the Surface Water Flooding Map shows that the site has a less than low chance of surface water flooding as shown in the 1 in 30 'Annual Likelihood of Flooding' map:



- 3.4.3 Residential dwellings are classified as being a More Vulnerable development within Table 2 of the Planning Practice Guidance.
- 3.4.4 More vulnerable developments are acceptable in Flood Zone 2, subject to the exception test.
- 3.4.5 Therefore, a Flood Risk Assessment is required and is submitted as part of the application submission.
- 3.4.6 It is noted that the site sits within an existing residential area where other dwellings exist within the same flood zone.
- 3.4.7 The Flood Risk Assessment concludes that the proposed development will be flood future-proofed for the lifetime of the scheme, summarising that:
- The scheme is not in FZ3
 - Access & egress is in FZ2 and FZ1
 - Retroactive SUDS are feasible in the small area of patio / yard area
 - The scheme includes full height flood resilience
 - There is not a need to compare site and floor levels to any flood levels
- 3.4.8 The Flood Risk Assessment confirms that the scheme will result in a better flood protected and lifetime flood future-proofed property than existing.
- 3.4.9 Based on the likely flooding risk, it is considered that the proposed development can be constructed and operated safely in flood risk terms, without increasing flood risk elsewhere and is therefore appropriate development in accordance with the NPPF/PPG.
- 3.4.10 The Exception Test requires two additional elements to be satisfied (as set out in paragraph 164 of the National Planning Policy Framework) before allowing development to be allocated or permitted in situations where suitable sites at lower risk of flooding are not available following application of the sequential test.
- 3.4.11 It should be demonstrated that:
- development that has to be in a flood risk area will provide wider sustainability benefits to the community that outweigh flood risk; and
 - the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- 3.4.12 In this regard, the National Planning Guidance confirms that examples of wider sustainability benefits to the community could include ‘the re-use of suitable brownfield land as part of a local regeneration scheme; an overall reduction in flood risk to the wider community through the provision of, or financial contribution to, flood risk management infrastructure; and the provision of multifunctional Sustainable Drainage Systems that integrate with green infrastructure, significantly exceeding National Planning Policy Framework policy requirements for Sustainable Drainage Systems’.

- 3.4.13 In this regard, the proposed development includes the re-use of a brownfield site to provide two new dwellings, and the Flood Risk Assessment confirms that betterment is possible in relation to drainage of the site.
- 3.4.14 Flood resilient measures are also proposed.
- 3.4.15 Flood resilient measures and any sustainable drainage required can be secured by conditions, if necessary, and in this regard, the exception test would be passed.

3.5 Impacts of noise from commercial premises on the intended occupiers of the development

- 3.5.1 The change of use of the building from a use in Class E to a use in Class C3 would not result in any impacts of noise from commercial premises on the intended occupiers of the development as the surrounding uses are not noise generating uses, being mainly residential.
- 3.5.2 The adjoining non-residential property is a quiet commercial storage unit currently used by a funeral director. This use generates negligible noise and limited activity.
- 3.5.3 This adjoining commercial use has no window or door openings in the western elevation that adjoins the application site, and only a small, non-opening window facing York Road to the south. Its primary windows and doors are located away from the boundary, further minimising any potential for noise transmission toward the new residential units.
- 3.5.4 Unlike other mixed-use conversions in Reading where Environmental Health or Planning Officers have raised concerns, the proposed dwellings are not located above or adjacent to active, noisy commercial operations (such as workshops, retail, or automotive services).
- 3.5.5 As stated above, the nearest commercial activity is both quiet and structurally separated from the proposed residential accommodation.
- 3.5.6 The application building itself, together with the layout of neighbouring premises and the absence of openings in the wall facing, means there is no direct path for noise transmission from adjacent non-residential uses.
- 3.5.7 Should there be any change of use in the future to a more intensive commercial operation at the adjacent unit, the risk of noise impact will in any case be addressed through robust construction methods.
- 3.5.8 The new residential units will feature enhanced acoustic insulation to all party walls, and, if warranted, acoustic double glazing and acoustic trickle vents can be incorporated into the detailed design. These additions would ensure that the amenity of future residents is protected against any potential changes of use nearby.
- 3.5.9 The following illustration shows current land uses and window/door positions, to further demonstrate how the orientation and structure of buildings in this area prevent any significant commercial noise from affecting the proposed development:



3.5.10 As all windows to the new dwellings will face away from the adjoining use and potential noise sources, and with the absence of direct noise paths, normal window opening for ventilation would not present any amenity concerns.

3.5.11 Given the above, and in line with national and local policy, it is considered disproportionate to require a full acoustic survey for this small-scale, low-risk conversion.

3.5.12 Nevertheless, should the Council have any residual concerns, the Applicant would be prepared to commission a Noise Survey to support the above conclusions and further confirm compliance with the relevant standards.

3.5.13 Noise mitigation measures can be secured by conditions, if necessary.

3.6 The impact of the change of use on the character or sustainability of the Conservation Area

3.6.1 Class MA states that where the building is in a Conservation Area, and the development involves a change of use of the whole or part of the ground floor, an assessment is required on the impact of that change of use on the character or sustainability of the Conservation Area.

3.6.2 The site is not located in a Conservation Area and therefore this is not relevant.

3.7 The provision of adequate natural light in all habitable rooms of the dwellinghouses

- 3.7.1 The requirements applications submitted under Class O of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) are outlined in Paragraph 0.2(e) which requires determination as to whether the prior approval of the authority will be required as to the provision of adequate natural light in all **habitable rooms** of the dwellinghouses.
- 3.7.2 Paragraph W (2A) confirms that where the application relates to prior approval as to adequate natural light, the local planning authority must refuse prior approval if adequate natural light is not provided in all the habitable rooms of the dwellinghouses.
- 3.7.3 Paragraph X confirms that “habitable rooms” means any rooms used or intended to be used for sleeping or living which are not solely used for cooking purposes, but does not include bath or toilet facilities, service rooms, corridors, laundry rooms, hallways or utility rooms.
- 3.7.4 In this respect, for the proposed development it is only necessary to provide adequate natural light to the bedrooms, study and living room. There are no requirements in Class MA or paragraph W for the submission of a daylight / sunlight assessment to determine if adequate daylight is available to the proposed dwellings.
- 3.7.5 However, the bedrooms, study areas and lounge areas will be served by generously sized, unobstructed windows with as shown on the submitted plans and elevations (subject to the approval of the application for external amendments).
- 3.7.6 In addition, the accompanying Daylight and Sunlight Assessment concludes that the proposed development will provide satisfactory levels of daylight and sunlight to future residents and their homes when assessed against BRE’s recommended guidance levels.
- 3.7.7 It can be concluded that the scheme meets relevant policies and will provide good quality of accommodation to the future residents from a daylight and sunlight perspective.
- 3.7.8 As such, the proposal is acceptable in terms of natural light.

3.8 The impact on intended occupiers of the development of the introduction of residential

- 3.8.1 The surrounding area is generally residential in character, with other residential uses adjacent to the site.
- 3.8.2 Although close to the rear of retail units on Caversham Road (many of which have residential accommodation at first floor), the area is not considered to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses.
- 3.8.3 Therefore, the proposed conversion to residential would be highly appropriate and not result in any detrimental impacts on any employment or retail locations or harm to the amenity of the intended occupiers of the development.

3.9 The impact on the local provision of the type of services lost

- 3.9.1 Class MA.2(h) states that where the development involves the loss of services provided by (i) a registered nursery, or (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 200657, an assessment of the impact on the local provision of the type of services lost is required.
- 3.9.2 The existing use of the property is a workshop / light industrial unit and therefore the current use is not a registered nursery or health centre under the relevant legislation in the National Health Service Act.
- 3.9.3 Therefore MA.2(h) is not relevant in this instance.

3.10 The fire safety impacts on the intended occupants of the building

- 3.10.1 Like most properties on this part of York Road, there is a no off-street area for access for a Fire Appliance. This would be the same as the current situation.
- 3.10.2 The evacuation assembly point for the property can be within the public highway.
- 3.10.3 However, any fire appliance will be capable of getting to within 20m of the dwelling and York Road is low trafficked and therefore any highway disruption would be minimal.
- 3.10.4 The proposed scheme will use the access arrangements like that found currently.
- 3.10.5 The proposed dwellings can be fitted with interlinked, mains operated with battery backup fire and smoke and heat alarms of a minimum Grade D2 Category LD3 standard, as required by the Building Regulations, as well as carbon dioxide alarms where necessary.
- 3.10.6 To minimise the risk of fire spread the internal hallway walls and doors forming an escape route will have a minimum fire rating of 30 minutes fire-resistant construction in accordance with the Building Regulations.
- 3.10.7 In addition, the site is within 425m of Caversham Road Fire Station and therefore any response would be rapid in an emergency.
- 3.10.8 A Fire Statement would be required if the development involves the development of an existing 'relevant building'. These new criteria apply to a building which satisfies the height condition in paragraph (3) of the Procedure Order and contains - (a) two or more dwellings; or (b) educational accommodation. Paragraph (3) states the height condition is that - (a) the building is 18 metres or more in height; or (b) the building contains 7 or more storeys.
- 3.10.9 Whilst the development contains a new dwelling, the height of the building is less than 18m and fewer than 7 storeys.
- 3.10.10 Therefore, there are no fire safety impacts which would prevent the granting of permission.

3.11 Space Standards

- 3.11.1 Section 3, paragraph 9A of the GPDO makes clear that Schedule 2 does not grant permission for, or authorise any development of, any new dwellinghouse where the gross internal floor area is less than 37sqm in size or does not comply with the nationally described space standard issued by the Department for Communities and Local Government (2015).
- 3.11.2 The Nationally Described Space Standards confirm that the minimum floorspace for a 1-bedroom dwelling set over 2-storeys is 58sqm.
- 3.11.3 Both dwellings meet this standard at 58.6sqm and 62.8sqm respectively.
- 3.11.4 In addition, at these sizes these 1-bedroom dwellings will greatly exceed the size of the vast majority of 1-bedroom dwellings in Reading, providing spacious living environments for their future residents.

3.12 Development Plan and NPPF

- 3.12.1 The Development Plan Policies Map confirms that the site does not lie within an area which is precluded from an application for prior approval.
- 3.12.2 The National Planning Policy Framework (NPPF) confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner. *The development clearly falls into the category of sustainable development providing much needed housing in an area of housing need, on brownfield land and re-using a redundant building.*
- 3.12.3 Paragraph 8 of the NPPF confirms that the planning system is expected to perform an economic, social and environmental role in contributing to the achievement of sustainable development. *In this case the development will assist in performing a social role by providing more housing on a brownfield site and will contribute to the pursuit of sustainable development by widening the choice of high-quality homes in an area where the quality of the built, natural and historic environment will be unharmed.*
- 3.12.4 Another core planning principle is to take account of the different roles and character of different areas, including promoting the vitality of the main urban areas, protecting Green Belts and recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.
- 3.12.5 *The proposal will assist in promoting the vitality of the area through the introduction of housing in a residential area. The site is not located within an area of any designated status which would preclude consideration of a prior approval application.*
- 3.12.6 A further core principle is the encouragement to make effective use of brownfield land.

- 3.12.7 *The site constitutes brownfield land.* Extending the life of the existing workshop building dating from the 1880s, through its conversion to residential use under Class M, provides significant benefits in terms of carbon reduction compared to demolition and new-build alternatives. Retaining and retrofitting older buildings avoids the substantial embodied carbon associated with demolition and new construction, while supporting Reading Borough Council's Local Plan objective to achieve net zero carbon dioxide emissions by 2030. The Reading Local Plan requires smaller residential developments to deliver at least a 19% reduction in carbon emissions over national minimum standards, and the Climate Emergency Strategy prioritises 'deep retrofit' of existing property to reduce energy demand and carbon emissions. By upgrading the building envelope, improving thermal performance, and installing a new efficient roof (including with solar PV panels), the proposed scheme aligns with these strategic goals and minimises the carbon footprint relative to demolition and replacement with new build construction.
- 3.12.8 A further core planning principle is to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. *The proposal does not impact any designated historic assets as the appearance of the building will be improved by bringing it back into use, while preserving its original shape and character. The proposal also offers substantial heritage and character benefits through the sensitive rejuvenation of a building believed to have been originally built as stables with haylofts in the 1880s. Retaining and restoring the dilapidated building preserves built environment variety and continuity, consistent with the Local Plan's environmental objective to enhance Reading's natural, built, and historic environment, even for non-listed structures like this. The works -- including brick repointing, reinstatement of a tiled roof, removal of unsympathetic additions, and additions in matching red brick -- will reestablish and enhance the external character while enabling continued use in the contemporary context. Upgrading doors and window openings and replacing outbuildings with in-keeping extensions further ensures compatibility and design integrity while improving the amenity value for future occupants.*
- 3.12.9 A further core planning principle is to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are or can be made sustainable. *The proposal does not constitute a significant development and therefore transport impacts will be minimal.*
- 3.12.10 Section 9 promotes sustainable transport. *The application proposal is in an area which is highly accessible by public transport and cycling.*
- 3.12.11 Paragraph 135 states that planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- 3.12.12 *Any external amendments are subject to a separate planning application, as discussed below.*

3.12.13 Paragraph 11 confirms that LPAs should apply the presumption in favour of sustainable development. *The proposal represents a form of highly sustainable development and therefore is supported by this presumption.*

3.12.14 In summary, this statement has considered the proposal in the context of the NPPF and confirms that it is entirely consistent with the Government planning policy.

3.12.15 In addition, there are no identified conflicts with the Development Plan.

3.13 Operational Development and Accompanying Planning Application

3.13.1 The shown on the proposed drawings, operational development is required for some elements of the scheme, in this instance the following changes require planning permission:

- The existing large doors at ground floor level are replaced with fixed timber panelling at lower level and windows above.
- At first floor the existing doors are replaced with new glazed doors and Juliet balconies
- A new two storey extension replaces the poor-quality single storey covered area to the east of the building. The new extension is setback from the street frontage and provides the new front door. The new extension will be constructed of red brick to match the existing building
- All new windows will have acoustic glazing to provide good levels of sound proofing and will match the existing.
- The new extension has a small street facing terrace at first floor

3.13.2 Therefore, the Applicant has submitted an accompanying application for full planning permission (Ref: PL/25/1274).

3.13.3 This will allow the merits of the operational development to be determined before the Council are required to determine the Prior Approval application.

3.13.4 The Planning Practice Guidance (“PPG”) section of ‘What is Development?’ confirms that:

Where associated physical development is required to implement the change of use, developers should consider whether it constitutes development and should ensure they have planning permission if necessary. Some permitted development rights for change of use allow for limited physical works to carry out the change. Full details can be found in Part 3 of Schedule 2 to the General Permitted Development Order.

3.13.5 This policy was endorsed by the Courts in *R (on the application of LW Zenith Ltd) v Secretary of State for Levelling Up, Housing and Communities* [2022] EWHC 3317 (Admin) which confirmed that it was possible to impose a condition requiring works to be completed under a separate planning permission for operational development.

- 3.13.6 Within the development as proposed under Class MA the operational development will ensure sufficient daylight and amenity to the proposed dwellings.
- 3.13.7 In this regard a condition to prevent occupation of the dwellings until all the works shown on the drawings approved pursuant to the planning permission PL/25/1274) have been completed would be appropriate and meet the relevant tests.

4 Summary and Conclusion

4.1.1 Having considered the proposed development in relation to the criteria prescribed within the GPDO, it is concluded that:

- Prior approval in relation to transport and highways impact is not required or can be secured by conditions.
- Prior approval in relation to contamination risk of the building is not required.
- Prior approval in relation to flooding risk of the development is not required or can be secured by conditions.
- Prior approval in relation to noise impact is not required.
- Prior approval in relation to the impact on a Conservation Area is not required.
- The proposed habitable rooms will all receive adequate daylight and therefore prior approval is not required in this regard.
- There is no impact on any employment land and therefore prior approval is not required in this regard.
- There is no impact on any local services therefore prior approval is not required in this regard.
- Prior Approval is not required in respect of fire safety.

4.1.2 In addition:

- the building is not:
 - on article 1(5) land;
 - in a site of special scientific interest;
 - in a safety hazard area;
 - in a military explosives storage area;
 - a listed building; or
 - a scheduled monument.

4.1.3 From the submitted it is concluded that there are no reasons why prior approval cannot be granted and the proposed change of use to C3 can proceed.

Jeremy Butterworth BSc (Hons) MA MRTPI

September 2025

Appendix 1

Evidence of Class E(g)(iii) Use

To whom it may concern:

From: Bridget Brogden
10 Lancaster Gardens
Earley
Reading
RG6 7PA

Regarding:
97 York Road
Caversham
Reading
RG1 8DU

I can confirm that the address above has been used in the past as a workshop.
At one time it was in use by an upholsterer and carpet edging business. More recently - since 1st September 2008 it has been used by a furniture restorer as a workshop and ancillary storage.

Signed

B E Brogden

Print Name

B. E. Brogden

Date

4th April 2025



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[Register \(https://www.tax.service.gov.uk/business-rates-property-linking/start\)](https://www.tax.service.gov.uk/business-rates-property-linking/start)

English | [Cymraeg \(/business-rates-find/language/welsh\)](/business-rates-find/language/welsh)

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Property

**97, York Road, Reading,
RG1 8DU**

Valuation

[Help with current valuation](#)

[Compare properties](#)

Valuation

Current rateable value (1 April 2023 to present)

£6,400

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill \(opens in new tab\) \(https://www.gov.uk/calculate-your-business-rates\)](https://www.gov.uk/calculate-your-business-rates)

Valuations for this property

Valuations ?

Current 1 April 2023 to present

Effective date ?

1 April 2023

Rateable value

£6,400

Valuations

?

Previous

[1 April 2017 to 31 March 2023 \(/business-rates-find/valuations/9761002000?valuationId=17652866000\)](/business-rates-find/valuations/9761002000?valuationId=17652866000)**Effective date** ?

1 April 2017

Rateable value

£5,200

[⌵ Show all sections](#)

Valuation details

[⌶ Hide](#)**Description** ?

Workshop and premises

Local council

Reading

Local council reference ?

1009816088001

Rating list ?

2023

Effective date ?

1 April 2023

Valuation scheme reference ?[642262 \(/business-rates-find/valuations/26885997000/schemes/642262?uarn=9761002000\)](/business-rates-find/valuations/26885997000/schemes/642262?uarn=9761002000)**Base rate** ?

£75.49

Measurement method ?

Gross internal area

Transitional relief certificate issued No

Special category code ? 096G

How the rateable value is calculated

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OGI

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The Law Society

The Law Society Business Lease (Whole of Building) (Registered) 2008

LR1. DATE OF LEASE 1st Sept 2008 2008

LR2. TITLE NUMBER(S) N/A

LR2.1 LANDLORD'S TITLE NUMBER(S) N/A

LR2.2 OTHER TITLE NUMBERS N/A

LR3. PARTIES TO THIS LEASE

LANDLORD MRS B.E. BROGDEN
 ADDRESS 10, LANCASTER GARDENS, EARLEY,
READING POSTCODE RG6 2NU
 COMPANY NO. N/A

TENANT MR M.J. BISSELL
 ADDRESS 8, BATN ROAD, READING
 POSTCODE RG1 6NB
 COMPANY NO. N/A

GUARANTOR N/A
 ADDRESS _____
 POSTCODE _____
 COMPANY NO. _____

LR4. PROPERTY 97 A, YORK ROAD, READING, BERKSHIRE
 POSTCODE RG1 8DU

In the case of a conflict between this clause and the remainder of this lease then, for the purposes of registration, this clause shall prevail.

LR5. PRESCRIBED STATEMENTS ETC. None

LR6. TERM FOR WHICH THE PROPERTY IS LEASED
 From and including 1st SEPTEMBER 2008
 To and including 31st AUGUST 2013

LR7. PREMIUM None

LR8. PROHIBITIONS OR RESTRICTIONS ON DISPOSING OF THIS LEASE
 This lease contains a provision that prohibits or restricts dispositions.

- LR9. RIGHTS OF ACQUISITION ETC. **NONE**
- LR9.1 TENANT'S CONTRACTUAL RIGHTS TO RENEW THIS LEASE, TO ACQUIRE THE REVERSION OR ANOTHER LEASE OF THE PROPERTY, OR TO ACQUIRE AN INTEREST IN OTHER LAND **None**
- LR9.2 TENANT'S COVENANT TO (OR OFFER TO) SURRENDER THIS LEASE **None**
- LR9.3 LANDLORD'S CONTRACTUAL RIGHTS TO ACQUIRE THIS LEASE **None**
- LR10. RESTRICTIVE COVENANTS GIVEN IN THIS LEASE BY THE LANDLORD IN RESPECT OF LAND OTHER THAN THE PROPERTY **None**
- LR11. EASEMENTS
- LR11.1 EASEMENTS GRANTED BY THIS LEASE FOR THE BENEFIT OF THE PROPERTY **None**
- LR11.2 EASEMENTS GRANTED OR RESERVED BY THIS LEASE OVER THE PROPERTY FOR THE BENEFIT OF OTHER PROPERTY **None**
- LR12. ESTATE RENTCHARGE BURDENING THE PROPERTY **None**
- LR13. APPLICATION FOR STANDARD FORM OF RESTRICTION **None**
- [LR14. DECLARATION OF TRUST WHERE THERE IS MORE THAN ONE PERSON COMPRISING THE TENANT

The Tenant is more than one person. They are to hold the property on trust for themselves as [joint tenants] [tenants in common in equal shares]] **N/A**

USE ALLOWED **USE CLASS B1 - FLEXIBLE - STORAGE, WORKSHOP, OFFICE**
or any other use to which the Landlord consents (and the Landlord is not entitled to withhold that consent unreasonably)

RENT **SEE SEPARATE PAGE** Pounds
() a year, subject to increase from every review date under clause 8 (market rent review) or, if this box is ticked ☐ , clause 15 (index-linked rent review)

FIRST PAYMENT DATE The **1ST SEPTEMBER** 20**03**

MONTHLY PAYMENT DATE The **1ST** day of every month

RENT REVIEW DATES Every **NONE** anniversary of the start of the lease term

The Landlord lets the property to the Tenant for the lease term at the rent and on the terms in clauses 1 to 14 and in any additional clauses.

GUARANTEE BOX

The terms in this box only take effect if a guarantor is named in clause LR.3 and then only until the Tenant transfers this lease with the Landlord's written consent. The Guarantor must sign this lease.

The Guarantor agrees to compensate the Landlord for any loss incurred as a result of the Tenant failing to comply with an obligation in this lease during the lease term or any statutory extension of it. If the Tenant is insolvent or this lease ends because it is disclaimed, the Guarantor agrees to accept a new lease, if the Landlord so requires, in the same form but at the rent then payable. Even if the Landlord gives the Tenant extra time to comply with an obligation, or does not insist on strict compliance with terms of this lease, the Guarantor's obligation remains fully effective.

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007

This lease is intended to conform to the Code, which is endorsed by the Department for Communities and Local Government, the Welsh Assembly Government, the Law Society and other bodies. Please see www.leasebusinesspremise.co.uk

THIS DOCUMENT CREATES LEGAL RIGHTS AND LEGAL OBLIGATIONS. DO NOT SIGN IT UNTIL YOU HAVE CONSULTED A SOLICITOR.

If a party to this lease is a company: **N/A**

- (a) two directors, or
- (b) a director and a company secretary, or
- (c) a single director whose signature is independently witnessed

must sign on behalf of the company.

Signed as a deed by/on behalf of the
Landlord and delivered in the presence of:

Kate Wales
Witness

Communications Officer
a Lancaster Girls
Garage RG6 7PA
Witness's occupation and address

Signed as a deed by/on behalf of the
Tenant and delivered in the presence of:

[Signature]
Witness

Natalia Shuchuk - translator
28 Newport Road, Reading
RG1 8EA
Witness's occupation and address

Signed as a deed by/on behalf of the
Guarantor and delivered in the presence of: **N/A**

Witness

Witness's occupation and address

Landlord

B E Brogden
MRS BE BROGDEN

Tenant

[Signature]
MR MJ BISSELL

Guarantor

National Non-Domestic Rate Demand Notice
P.O.Box 26
Civic Centre
Reading RG1 7TD
Telephone: (0118) 939 0052
Email: business.rates@reading.gov.uk



Date of Issue 10.03.2007

TODD'S LINO DEPOT LTD
 163-165 CAVERSHAM ROAD
 READING
 RG1 8BB

001379

**Please quote this reference
 on all communications**

51549816

Address of relevant property (if different)

AT YORK ROAD
 READING
 RG1 8AA

This notice requires you to pay Non-Domestic Rates for the property above, according to the Local Government Finance Act 1988. The amount you must pay is shown below. Please read the information which accompanies this notice.

Rateable value

£7500

Property reference

1009816088001

Description of property

WORKSHOP AND PREMISES

The national non-domestic multiplier is 0.444

The small business rate multiplier is 0.441

£

Calculation from 01.04.2007 to 31.03.2008 (366 days)

Rv for period is 7500

Non Domestic Debit = $7500 \times 0.444 \times 366/366 =$

3330.00

Transition applies to Effective Rv of 7500

NCA = $7500 \times 0.441 \times 366/366 = 3307.50$

Transitional Limit = $2524.66 \times 1.138500 \times 366/366 = 2874.33$

Transitional Relief = $2874.33 - 3307.50 =$

-433.17

Transitional Chargeable Amount =

2896.83

METHOD OF PAYMENT: Direct Debit

DETAILS OF INSTALMENTS

Date:	Amount Due:	Date:	Amount Due:
01.04.2007	286.83	01.09.2007	290.00
01.05.2007	290.00	01.10.2007	290.00
01.06.2007	290.00	01.11.2007	290.00
01.07.2007	290.00	01.12.2007	290.00
01.08.2007	290.00	01.01.2008	290.00

£

2896.83

001379

READNRDSDIB/0/280604

National Non-Domestic Rate Demand Notice
P.O.Box 26
Civic Offices
Reading RG1 2LU
Telephone: (0118) 937 3727
Email: business.rates@reading.gov.uk



Reading
Borough Council

Working better with you

Date of Issue 08.08.2025

Please quote your account
number on all communications

52011449

Address of relevant property (if different)

97 YORK ROAD
READING
RG1 8DU

Guy Brown & Whitehall Trustees
Limited
36 Heron Island
Caversham
Reading
RG4 8DQ

000007/READNDRDSIB

This notice requires you to pay Non-Domestic Rates for the property above, according to the Local Government Finance Act 1988.
The amount you must pay is shown below. Please read the information which accompanies this notice.

Rateable value £6400

Property reference 1009816088001

Description of property **WORKSHOP AND PREMISES**

The national non-domestic multiplier is 0.555

The small business rate multiplier is 0.499

Calculation from 04.07.2025 to 31.03.2026 (271 days)

£

Rv for period is 6400

Non Domestic Debit = $6400 \times 0.499 \times 271/365 =$

2371.14

Charge from 04.07.2025 to 31.03.2026 (271 days) =

2371.14

TOTAL CHARGE FOR PERIOD =

2371.14

METHOD OF PAYMENT: Cash/Cheque

DETAILS OF INSTALMENTS

Date:	Amount Due:	Date:	Amount Due:
01.09.2025	396.14	01.02.2026	395.00
01.10.2025	395.00		
01.11.2025	395.00		
01.12.2025	395.00		
01.01.2026	395.00		

£

2371.14

01022904 / 717892 / 000007 / 1 of 1 / 000000

READNDRDSIB00291009



J Butterworth Planning Limited

71-75 Shelton Street

London, WC2H 9JQ

07803 588 479

jeremy@jbutterworthplanning.co.uk

jbutterworthplanning.co.uk