

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

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

Application No: PL/25/1059
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 **GIVEN** for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Change of use of 5 floors from Class E (offices) to C3 (dwelling houses) to comprise 27x studio, 43x 1-bedroom and 8x 2-bedroom flats (78 units total). 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

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: 3rd November 2025



SDV

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

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

Application No: PL/25/1059

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 as received 28th July 2025 unless otherwise stated:
 - Preliminary Contamination Risk Assessment, date July 2025 ref: P25-232pra, prepared by Paddock Geo Engineering
 - Planning Statement / Covering Letter, dated 24th July 2025, prepared by Allen planning Ltd
 - Adequate Natural Light, prepared by Richard W Staig
 - Flood Risk Assessment (and Appendices), ref: QFRA2676 V 1.2, prepared by UK Flood Risk, dated and received 29th September 2025 [amended]
 - Noise Impact Assessment, Report ref: VA5983.250902.NIA1.2, prepared by Venta Acoustics dated and received 23/9/25 [amended]
 - Schedule of Areas (internal floorspace per unit)
 - Drawing no: jw1231-108 - Proposed Basement Floor Plan
 - Drawing no: jw1231-109 - Proposed Ground Floor Plan
 - Drawing no: jw1231-110 - Proposed First Floor Plan
 - Drawing no: jw1231-111 - Proposed Second Floor Plan
 - Drawing no: jw1231-112 - Proposed Third Floor Plan
 - Drawing no: jw1231-113 - Proposed Roof Floor PlanREASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.
3. Prior to occupation of any part of the accommodation hereby approved, the detailed scheme for protecting the dwellings from noise emissions (acoustic specification), as

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specified within the approved Noise Impact Assessment, Report ref: VA5983.250902.NIA1.2, prepared by Venta Acoustics dated and received 23/9/25, shall be completed and retained and maintained as such at all times thereafter.

REASON: In order to safeguard the amenity of occupiers of the residential accommodation in accordance with the conditions of Class MA of the GPDO and policy CC8 of the Reading Borough Local Plan 2019.

4. The development shall be carried out in accordance with the submitted flood risk assessment (FRA (ref: Abbey Wharf, 57-75 Kings Road, Reading RG1 3AB. Project Ref: QFRA 2676 Version 1:2 (29/09/2025) – Prepared by UK Flood Risk) and the following mitigation measures it details: Finished floor levels shall be set no lower than 38.88 metres above Ordnance Datum (AOD), in accordance with Table 7 in 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: In order to protect occupiers from flood risk in accordance with the conditions of Class MA of the GPDO, paragraph 181 of the NPPF and Policy EN18 of the Adopted Reading Borough Local Plan (2019).
5. Prior to implementation of the scheme, hereby approved, a site-specific Construction Method Statement shall be submitted to approved in writing by the Local Planning Authority. The Statement shall provide for:
- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
 - b) Location on site for storage of plant and materials used in constructing the development;
 - c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
 - d) Identification of any footpath closures or road closures needed during construction;
 - e) Required wheel washing facilities on site;
 - f) A scheme for recycling waste resulting from the construction works.
 - g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
 - h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
 - i) Provisions to be made for the control of noise coming from the site during demolition and construction;
 - j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.
- The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

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REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with the conditions of Class MA of the GPDO and Policies CC8 and TR3 of the Adopted Reading Borough Local Plan (2019).

6. The dwellings hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans 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 the conditions of Class MA of the GPDO, and Policies TR3 and TR5 of the Adopted Reading Borough Local Plan (2019).

7. No dwellings hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

REASON: In the interests of road safety in accordance with the conditions of Class MA of the GPDO and Policies TR1 and TR3 of the Adopted Reading Borough Local Plan (2019).

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

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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](#)

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 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.
5.
 - i) 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.
 - ii) 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. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on Building.control@reading.gov.uk

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