



Miss Sophie Moore
Savills (UK) Limited
33 Margaret Street
London
W1G 0JD

Town and Country Planning Act 1990 (as amended)

Notice of Decision

Appn. Date: 5th July 2024 **Appn. No.:** 24/01643
Type: **Prior Approval Class MA**
Proposal: **Prior approval for the change of use from office building (Class E) to residential (Class C3) to create 42no. residential units.**
Location: BHFT CMHT / Memory Clinic Nicholsons House Nicholsons Walk Maidenhead
Parish/Ward: Maidenhead Unparished/St Marys

I write to advise you that the Borough Council has determined that prior approval is required for the above development and that

- (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;
- (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.

(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

Approval is required and is Granted.

Approved Plan Reference Number(s):

RBA_286_(2-)_A001- R4, version no.: , received on 5 July 2024
RBA_286_(2-)_A010 - R6, version no.: , received on 13 August 2024
RBA_286_(2-)_A100 - R4, version no.: , received on 13 August 2024
RBA_286_(2-)_A101 - R5, version no.: , received on 13 August 2024
RBA_286_(2-)_A102 - R5, version no.: , received on 13 August 2024
RBA_286_(2-)_A103 - R5, version no.: , received on 13 August 2024
RBA_286_(2-)_A104 - R5, version no.: , received on 13 August 2024
RBA_286_(2-)_A105 - R5, version no.: , received on 13 August 2024
RBA_286_(2-)_A106 - R5, version no.: , received on 13 August 2024
RBA_286_(2-)_A107 - R5, version no.: , received on 13 August 2024
RBA_286_(2-)_A108 - R5, version no.: , received on 13 August 2024
RBA_286_(2-)_A109 - R5, version no.: , received on 13 August 2024
RBA_286_(2-)_A013 - R3, version no.: , received on 5 July 2024
RBA_286_(2-)_A014 - R3, version no.: , received on 5 July 2024
RBA_286_(2-)_A015 - R3, version no.: , received on 5 July 2024
RBA_286_(2-)_A102 REV P01, version no.: , received on 7 August 2024

Conditions

- 1 The development shall be carried out in accordance with the information provided with the application and shall be completed within a period of three years starting with the prior approval date.
Reason: If the development is not completed by this date it does not benefit from permitted development and will require planning permission.

- 2 The use hereby permitted shall not commence until the 5no. vents to the existing roof as shown on the plans submitted with the application and granted planning permission by the Local Planning Authority on 8 August 2024 as part of development within the application ref. 24/01604/FULL have been installed in accordance with the approved details. The vents shall thereafter be retained.
Reason: To ensure approved fire safety measures are in place for the intended occupants of the development in accordance with condition (i) of Class MA.

- 3 No part of the development shall be occupied until covered and secure cycle parking facilities have been provided in accordance with the approved drawing. These facilities shall thereafter be kept available for the parking of cycles in association with the development at all times.
Reason: To ensure that the development is provided with adequate cycle parking facilities in order to encourage the use of alternative modes of transport. Relevant Policies -Borough Local Plan QP3 and IF2

- 4 No part of the development shall be occupied until the refuse bin storage area and recycling facilities have been provided in accordance with the approved drawing. These facilities shall be kept available for use in association with the development at all times.
Reason: To ensure that the development is provided with adequate facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic and highway safety and to ensure the sustainability of the development. Relevant Policies - Borough Local Plan IF2 and QP3

- 5 Prior to commencement of development, details of the measures to be taken to acoustically insulate all habitable rooms of the development against external noise, together with details of measures to provide ventilation to habitable rooms,shall be submitted to and approved in writing by the Local

Planning Authority. The approved measures shall be carried out and completed prior to the occupation of the development for residential purposes and thereafter retained.

Reason: To ensure an acceptable living environment for future occupiers. Relevant Policies - Borough Local Plan QP3 and EP4.

6 The development hereby permitted shall be carried out in accordance with the approved plans listed above.

Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Informatives

1 With regard to condition 5, the applicant is advised that the following internal noise design criteria will apply to the residential units as part of this development: a) Internal noise levels within all habitable rooms shall not exceed an average noise level (LAeq) of 35 dB(A) during the daytime measured between 07.00am to 11.00pm b) Internal noise levels within all habitable rooms shall not exceed an average noise level (LAeq) of 30 dB(A) during the night - time measured between 11.00pm and 07.00am c) Internal noise levels within the bedroom environment shall not exceed a maximum noise level (LAmax) of 45 dB(A) during the night - time measured between 11.00pm and 07.00am measured between 07.00am and 11.00pm

This approval does not relieve the applicant from responsibility for obtaining any necessary approval which may be required under building control legislation or Section 32 Berkshire Act 1986 (access for fire appliances). For advice on building control regulations, please contact the Authority's Building Control Service on 01628 796915.

The applicant is advised that all works to which this approval relates must be carried out strictly in accordance with the plans, drawing and other relevant supporting material submitted as part of this application and hereby approved as such and in full compliance with all conditions set out above. The Development Control Group must be immediately advised of any proposed variation from the approved documents and the prior approval of the Council obtained before any such works are carried out on site. Failure to comply with this advice may render the person carrying out and/or authorising the works liable to enforcement proceedings, which may involve alterations and/or demolition of any unauthorised building or structures and may also lead to the possibility of prosecution.

The applicant's attention is also drawn to the requirements of the Party Wall Act 1996, which may affect your submitted proposals. The applicant must notify all affected neighbours if work, which you are intending to carry out, falls within the Act. This may include work on an existing wall shared with another property, building on the boundary or excavating near a neighbouring property. However, the applicant is advised that this is not a matter dealt with by this Authority and it is recommended that you seek suitable professional advice.

Signed Dated: 29th August 2024

Adrien Waite

Adrien Waite
Assistant Director of Planning