From:	Holly Tisson
To:	Holly Tisson
Subject:	FW: Planning Enquiry FS-Case-336454401
Date:	17 August 2021 10:46:04

From: Burr, Sarah <Sarah.Burr@reading.gov.uk>
Sent: 13 July 2021 11:21
To: Roland Lee <rlee@hale-adm.com>
Cc: Casey Ferguson <CFerguson@canmoor.com>
Subject: RE: Planning Enquiry FS-Case-336454401

Hi Roland,

Thank you for your query.

To be clear – a change in use will require planning permission. If this is another employment use, it is likely to be granted under EM2c but an application must be made and consent granted. The EM2c designation does not permit units to change between employment use classes without consent.

If you feel it is not a "true" change of use (that the new tenant would be operating under the existing use class), it may be best to obtain a Certificate of Lawful Development. This will result in a document that could be used to provide proof should any legal issues arise.

https://www.planningportal.co.uk/info/200187/your_responsibilities/37/planning_permission/3

Hope this helps.

Kind regards,

Sarah

Sarah Burr
Senior Planning Policy Officer
Planning Section | Directorate of Economic Growth and Neighbourhood Services

Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

Mobile: 0797 043 3538
Office: 0118 937 4227 (74227 internal extension)
Email: sarah.burr@reading.gov.uk

Website | **Facebook** | **Twitter** | **YouTube**

From: Roland Lee <rlee@hale-adm.com>
Sent: 12 July 2021 15:11
To: Burr, Sarah <Sarah.Burr@reading.gov.uk>
Cc: Casey Ferguson <CFerguson@canmoor.com>
Subject: RE: Planning Enquiry FS-Case-336454401

Sarah,

Thank you again for your advice which has proved very helpful with our clients occupiers.

If I may bother you for one last question.

We have a specific occupier looking to take one of the existing units (covered by your planning note below) and they have asked for confirmation that Unit B4 will not require consent to move from B8 use to the permitted use in the lease, being "the carrying out of commercial vehicle repairs and servicing including commercial vehicle storage within Use Classes B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 as at 31 August 2020 together with ancillary offices and ancillary sales".

My reading of the situation is that this is acceptable due to the Estate being covered under Policy EM2c, as discussed previously, but if you wouldn't mind letting us know your thoughts that would be helpful in getting the occupier in the building and trading.

Thank you very much for your help again.

Kind regards,

Roland

Roland Lee
director

hale architecture
22C Leathermarket Street
London
SE1 3HP

Tel 020 77400950
Mob 07970 600257

www.hale-adm.com

From: Burr, Sarah <Sarah.Burr@reading.gov.uk>
Sent: 09 June 2021 10:14
To: Roland Lee <rlee@hale-adm.com>
Subject: RE: Planning Enquiry FS-Case-336454401

Hi Mr Lee,

In terms of planning, yes. If the use classes do not change then it is not a planning issue unless there are other physical changes to the site that require permission.

Kind regards,

Sarah

Sarah Burr
Planning Policy Officer
Planning Section | Directorate of Economic Growth and Neighbourhood Services

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From: Roland Lee <rlee@hale-adm.com>
Sent: 28 May 2021 08:57
To: Burr, Sarah <Sarah.Burr@reading.gov.uk>
Cc: Noah Knapton <nknapton@canmoor.com>
Subject: FW: Planning Enquiry FS-Case-336454401

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Sarah,

Morning. Thank you for your email below which was very helpful.

Presumably that the change of occupiers or tenants as part of the on going letting / re-letting of units within the estate is acceptable as long as we stay with the EM2c use parameter – ie E(g)(iii), B2 and B8.

If you could let me know on that point that would be great.

Thanks for your assistance.

Kind regards,

Roland

Roland Lee
director

hale architecture
22C Leathermarket Street
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Tel 020 77400950
Mob 07970 600257

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From: noreply@reading.gov.uk <noreply@reading.gov.uk>
Sent: 26 May 2021 11:54
To: Roland Lee <rlee@hale-adm.com>
Subject: Planning Enquiry FS-Case-336454401

Dear Lee,

Thank you for your enquiry.

Hi Mr Lee, EM2c houses a variety of use classes, but we would like to maintain the current level of storage and distribution uses in the area. Subject to these considerations, proposals for redevelopment of older industrial units for more flexible employment premises will be acceptable so long as they do not result in a loss of employment land. If you have any further questions, please contact me directly at Sarah.Burr@reading.gov.uk. Thank you.

Yours sincerely,

Reading Borough Council Planning Team

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