

Briefing Note



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Subject: Lawful B1(a) use of 20-30 Greyfriars Road

20-30 Greyfriars Road, Reading, RG1 1NL

This note appraises the past and current operation of 20-30 Greyfriars, Reading, RG1 1NL, to demonstrate the lawful use of the site as falling under Use Class B1(a) offices and assist the application seeking prior approval for the change of use of the site from offices (Use Class B1(a)) to residential (Use Class C3).

The following points will demonstrate this lawful B1 (a) use:

- The site's planning history;
- Records from the Valuation Office Agency and the current land use and occupancy on site

Planning Permission

On 28 January 1991 planning permission was granted for the extension of fourth floor lobby/reception to the boardroom (LPA Ref. Number 900448).

On 5 April 2017 prior approval was given for the *"Change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 43 apartments comprising 23 one bed flats, 19 two bed flats and a single three bed flat. Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015"* (LPA Ref. 170229). This prior approval was not implemented.

Records from the Valuation Office Agency (VOA) and Current Occupancy

The records from the VOA show that since at least 2005 the building has been used as B1(a) offices. Therefore, the B1(a) office use is the lawful use. Appendix 1 shows the valuation records from 2005 which demonstrate that the building has been in use as an office for the last 15 years.

Conclusion

Through the evidence presented above, the lawful use of 20 Greyfriars Road has been established as falling under Use Class B1 (a) offices.

Appendix 1 – VOA Records

Other valuation

Mckay Securities 20, Greyfriars Road, Reading, RG1 1PE

Description	Offices and premises	Valuation scheme reference	108950
Local authority	READING	Special category code	203G
Local authority reference	1004825020030	Effective date	1 April 2010
Base rate	£140 per m ² /unit	Appeals	1
Transitional Relief certificate No ? issued			

Rateable value (rounded down)

£63,000

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

The 2010 rating list is now closed and appeals can only be made in limited circumstances.

An appeal can be made:

- no later than 30 September 2017 when citing a decision of a Valuation Tribunal, or higher court
- or
- within 6 months of a Valuation Office Agency (VOA) 'notice of alteration'

[Propose changes to this valuation](#)**Parts of the property**

Floor	Description	Area m ² /unit	Price per m ² /unit	Value
Lower Ground	Internal Storage	10.7	£73.50	£786
Ground	Internal Storage	3	£98.00	£294
Ground	Office	87.7	£140.00	£12,278
First	Internal Storage	12	£98.00	£1,176
First	Office	78	£140.00	£10,920
Second	Internal Storage	2.6	£98.00	£255
Second	Office	85.4	£140.00	£11,956
Third	Office	53	£140.00	£7,420
First	Office	64.1	£140.00	£8,974
Second	Office	64.1	£140.00	£8,974
Total		460.6		£63,033

Plant and machinery

Description	Value
Plant and machinery	£0
Total	£0

Car parks

Spaces	Area	Value
10	0	£0
Total		£0

Total value: £63,033

Summary valuation for

Mckay Securities 20, Greyfriars Road, Reading, RG1 1PE

Current valuation

Other valuations

Similar properties

Description	Offices and premises	Valuation scheme reference	369809
Local authority	READING	Special category code	203G
Local authority reference	1004625020030	Effective date	1 April 2017
Base rate	£210 per m ² /unit		
Transitional Relief certificate No ? issued			

Parts of the property

Floor	Description	Area m ² /unit	Price per m ² /unit	Value
Lower Ground	Internal Storage	10.7	£110.25	£1,180
Ground	Internal Storage	3	£147.00	£441
Ground	Office	87.7	£210.00	£18,417
First	Internal Storage	12	£147.00	£1,764
First	Office	78	£210.00	£16,380
Second	Internal Storage	2.6	£147.00	£382
Second	Office	85.4	£210.00	£17,934
Third	Office	53	£210.00	£11,130
First	Office	64.1	£210.00	£13,461
Second	Office	64.1	£210.00	£13,461
Total		460.6		£94,550

Valuation

Total value: £94,550

Rateable value (rounded down)**£94,500**