

Christian Leigh

Chartered Town Planner

Leigh & Glennie Ltd 6 All Souls Road, Ascot, Berkshire, SL5 9EA
01344 297094 | mail@christianleigh.co.uk | www.christianleigh.co.uk

7 December 2020
Our ref: 1105

Planning Department
Reading Borough Council
Civic Offices
Bridge St
Reading
RG1 2LU

Dear Sir/Madam

Ground floor, Bowman House, Bridge Street, Reading, RG1 2LU

I enclose an application for a Certificate of Lawfulness of Proposed Use relating to the ground floor of the above property, for purposes falling within Class E (Commercial, Business and Service). The area the subject of this application is shown on the OS location plan and the enclosed drawing 'BH1'.

The planning records for the site show that a flexible planning permission was granted at the property in 2013 for a change of use of the ground floor and lower ground floor from B1 offices to A3, A2 or A1 use. It is understood that none of these possible uses was implemented as the ground floor has continued in use as offices until recently and the Valuation Office Agency shows office use. However, the premises are currently vacant and being advertised to let.

My clients wish to establish a hairdressing salon/barber at ground floor. This application concerns the use of the premises only and does not propose any works to the exterior or interior.

The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force on 1 September 2020. This revoked many previous Use Classes and introduced a new 'Class E: Commercial, Business and Service'. The new Class E includes the former Class B1(a) offices and the former Class A1 (retail).

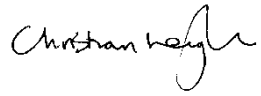
Hairdressers were formerly seen as retail units, so falling within Class A1. With the change in the Use Class Order this means that my client's proposal falls within Class E. Hence, there is no change of use and no development involved.



Directors:
Christian Leigh BSc(Hons) MPhil MRTPI
Jane Glennie BA(Hons) MA

My client and I look forward to receiving confirmation that the proposed use would be lawful within the premises.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Christian Leigh". The signature is written in a cursive, flowing style with a large, stylized initial 'C'.

Christian Leigh