

Additional Planning Note CLEUD

St Giles House, Saxon Court, Reading
Empiric (Reading Saxon Court) Limited

1. This additional Planning Note is prepared on behalf of Empiric (Reading Saxon Court) Limited ("the applicant") in support of an application for a Certificate of Lawfulness of Existing Use or Development (CLEUD) in respect of existing building works at St Giles House, Saxon Court, 10 Church Street, Reading, RG1 2PD ("the premises").
2. The CLEUD was received by Reading Borough Council (RBC) on 28 May 2024 and has now been validated (as per letter dated 03 July 2024, with validation backdated to the receipt of the application fee on 14 June 2024). The application reference number is: 240683.
3. The application description is noted on the validation letter as: *"Confirmation that 83 residential units are lawful as per 150518, as these have changed use pursuant to prior approval application 150161 which referred to 89 units"*.
4. The applicant has been asked by the council case officer (Thomas Bradfield) for further information on the 'use' of the site.
5. This CLUED is not seeking confirmation of 'use'. It is clear to all parties that the only lawful use is C3 residential.
6. This CLUED is seeking confirmation on the number of physical rooms built (No.83) being lawful. This is all the applicant requires to be answered. This is what this CLUED application requests, nothing further.
7. The property clearly benefits from permitted development rights to change from office to C3 residential use (Prior Approval consent Ref: 150161 with No.89 units shown). A physical works consent ("External alterations and improvements to existing building") was subsequently granted planning permission (Ref: 150518 with No.83 units shown – omitting the 6 roof units). It is simply this unit number discrepancy that this CLEUD application seeks to correct.
8. The applicant respectfully requests that the Council confirm the existing building works at the site, to build No. 83 residential units, as lawful as per the stated purpose of this CLEUD.