

Planning Statement CLEUD

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

Introduction

1. This Planning Statement is submitted 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. Section 191(1) of the 1990 Town and Country Planning Act enables anyone to apply to a LPA for a decision on whether a specified existing use, operation, or failure to comply with a planning condition or limitation, which has already been carried out on land, is lawful for planning purposes.
3. The applicant wishes to legally regularise the current position to reflect the 'as built/current' plans as per planning permission ref: 150518.
4. This CLEUD planning application seeks to confirm that the 83 residential units within the building are lawful, as per ref: 150518, as these have changed use pursuant to the prior approval application ref: 150161 granted in March 2015 which referred to 89 units.
5. To support this CLEUD application the following documents have been provided:
 - **Planning Statement.**
 - Location Plan.
 - Proposed Plans (as approved ref: 150161):
 - Proposed Plan Basement Level: 109 PD LB
 - Proposed Level 0: 110 PD Rev B
 - Proposed Level 1: 111 PD L1 Rev A
 - Proposed Level 2: 112 PD L2 Rev A
 - Proposed Roof Level: 116 PD LR
 - Proposed Plans (as approved ref: 150518):
 - Proposed Plan Basement Level: 69 RBC LB
 - Proposed Level 0: 70 RBC L0 Rev A
 - Proposed Level 1: 71 RBC L1 Rev A
 - Proposed Level 2: 72 RBC L2

- Plans as Built:
 - Proposed Plan Basement Level: 109 Prop LB Rev F
 - Proposed Level 0: 110 Prop L0 Rev M
 - Proposed Level 1: 111 Prop L1 Rev N
 - Proposed Level 2: 112 Prop L2 Rev K
 - Roof Level Plan: 013 Exist LR Rev B
6. This Planning Statement provides a brief planning history of the subject site and outlines how the existing development works, as built, are lawful.

Planning History

7. The premises were previously in office use which under prior approval (Ref: 150161), granted 20 March 2015, was granted consent to convert to Class C3 residential accommodation comprising No. 89 self-contained studio apartments. No. 89 units is mentioned in the description of development and on the Proposed Plans which show accommodation at Level O (26 units), Level 1 (30 units), Level 2 (27 units) and at roof level (6 units).
8. On the back of this prior approval, physical works to the premises (*“External alterations and improvements to existing building”*) were subsequently granted planning permission 28 May 2015 (ref: 150518). The total flat numbers as built (No. 83 units) reflects this physical works planning consent. The approved plans show the same accommodation levels as above but none at roof level. This consent was granted subject to seven conditions, two of which required to be formally discharged. These conditions were discharged on 29 January 2016.
9. The applicant acquired the property in March 2016 with No. 83 units as built. The date of practical completion was 23 October 2015. The development was lawfully implemented on time.
10. An earlier prior approval (Ref: 141547) was granted, 14 November 2014, for *“Change of use of the ground, first and second floors from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 20 x 2 bedroom flats and 12 x 1 bedroom flats”*. Note this was not implemented and superseded by ref: 150161.

As Built Existing Development Works

11. The development has been built as per application Ref: 150518 and approved plans which show No. 83 units: Level O (26 units), Level 1 (30 units), Level 2 (27 units). There is no accommodation at roof level.
12. Change of use to residential is established through the prior approval consent ref: 150161.



Summary

13. In summary, this Planning Statement is submitted in support of an application for a Certificate of Lawfulness of Existing Use or Development (CLEUD).
14. The applicant respectfully requests that the Council confirm the existing building works at the site, to build No. 83 residential units, as lawful.