

# TAPPEN HOMES LIMITED

Planning  
Reading Borough Council Civic Offices  
Bridge Street  
Reading  
RG1 2LU

13 September 2021

Dear Sirs

## **CERTIFICATE OF LAWFULNESS – 12 Blenheim Road**

I am writing to confirm our application for a certificate of lawfulness with regard to 12 Blenheim Road, Reading, RG1 5NQ.

The property is situated in an area where Article 4 Directive is in force since 2013.

The property has been used as a C4 small House of Multiple Occupation (HMO) since prior to the Article 4 Directive coming into force. This is evidenced by a letter from the previous letting agent and also a statutory declaration written by the previous owner.

As the new owner, we are seeking a certificate of lawfulness to regularise and confirm the property's Class C4 use as a small HMO.

Other than 2013 to November 2014 (when the property was undergoing refurbishment) and July 2020 to June 2021 (when the property was empty due to Covid related reduced demand) the property has been let to groups of 4 students throughout the period before and since the Article 4 Directive was in force.

I trust the completed form and attachments are sufficient evidence to be successful in our application.

Yours faithfully



Dale Keaney  
Director