

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 (as amended by
Section 10 of the Planning and Compensation Act 1991)**

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
: ARTICLE 39**

To: Pegasus Group
The Columbia Centre
Station Road
Bracknell
RG12 1LP

Application No: 191914
Application type: Certificate of Lawfulness -
Existing Use

**CERTIFICATE OF LAWFUL USE (EXISTING)
REFUSAL NOTICE**

Applicant: Turner Property Ltd

Reading Borough Council hereby notify you that your application received on **4 December 2019** for a Certificate of Lawful Use (within the meaning of Section 191 of the Town and Country Planning Act 1990) for the use described in the First Schedule in respect of land specified in the Second Schedule is **REFUSED** for the reason below:

1. The applicant has not provided sufficient evidence or other information that satisfies the Local Planning Authority that the building has been in continuous use as a large House in Multiple Occupation (HMO) for a period of more than 10 years before the date of this application. It follows that there is no justification to grant the certificate of lawfulness applied for by the applicant.

INFORMATIVE

1. In reaching this decision, the local planning authority has taken into account the following information submitted by the applicant:

Location Plan

Site Plan

Floor Plans (existing) Ref 17016-R-01

Date: 21 August 2020



Head of Planning, Development
& Regulatory Services



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Supporting Letter RE: Certificate of Lawful Existing Use Application relating to 66 Addington Road, Reading, RG1 5PX by Pegasus Group Ref P18-2730PL, dated 2nd December 2019

Statutory Declaration by Mr Lloyd Turner of Turner Property Ltd in relation to 66 Addington Road, Reading, RG1 5PX as a Large House in Multiple Occupation (HMO) via Blandy & Blandy LLP, dated 27/11/2019

All Received 3rd December 2019

Email from Pegasus Group 19/03/2020

Email from Pegasus Group 24/03/2020

Email from Lloyd Turner dated 25/03/2020

Email from Pegasus Group dated 27/03/2020 x 2

Email from Pegasus Group dated 06/04/2020

Email from Pegasus Group dated 30/04/2020

Email from Pegasus Group dated 01/05/2020

Email from Pegasus Group dated 01/06/2020 x 2

Email from Pegasus Group 05/06/2020

Email from Pegasus Group 19/6/2020

Email from Pegasus Group dated 7/7/2020

Email from Pegasus Group dated 27/7/2020

Date: 21 August 2020

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First Schedule

Certificate of Lawfulness for Existing use as large HMO in excess of 10 years.

Second Schedule

66 Addington Road Reading RG1 5PX



Please read the notes attached.

Date: 21 August 2020

Head of Planning, Development
& Regulatory Services

Notes

If you are aggrieved by the decision of the Council, you may appeal to the Secretary of State under Section 195 of the Town and Country Planning Act 1990.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.