

Mr Mariano
8 Boults Walk, Reading,
RG2 0AX

Reading Borough Council
Planning Department

20 September 2024

Dear Madam/Sir,

**APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT (EXISTING) AT
83 Pell Street, Reading, RG1 2NP**

This covering letter is part of a formal application for a Lawful Development Certificate (LDC) to confirm the existing lawful use of:

- 1) self-contained one bedroom flat with garden at the front and rear on ground floor;
- 2) self-contained one-bedroom flat on the first floor;
- 3) self-contained studio flat on the second floor.

The site is identified on the submitted plan and includes the land at the front and rear of the property. This application is supported by detailed evidence that confirms that the uses have been carried out for a continuous period of over 4 years for each of the three flats.

In addition to this letter, we have supplied the following documents which comprise the supporting evidence to this application:

1. Cover Letter
2. Purchase agreement
3. Floor Plan for Flat 1, 83 Pell Street, Reading, RG1 2NP
4. Floor Plan for Flat 2, 83 Pell Street, Reading, RG1 2NP
5. Floor Plan for Flat 3, 83 Pell Street, Reading, RG1 2NP
6. Statutory Declaration – Paul Diamant
7. AST Agreements for flat Flat 1, 83 Pell Street, Reading, RG1 2NP 21.03.2019-until present
8. AST agreements for flat Flat 2, 83 Pell Street, Reading, RG1 2NP 27.10.2020-until present
9. AST agreements for flat Flat 2, 83 Pell Street, Reading, RG1 2NP 06.10.2019-until present
10. EPC Flat 1, 83 Pell Street, Reading, RG1 2NP
11. EPC Flat 2, 83 Pell Street, Reading, RG1 2NP
12. EPC Flat 3, 83 Pell Street, Reading, RG1 2NP
13. Photo evidence – front elevation
14. Location Plan
15. Title Plan BK20423

This application has been submitted via the Planning Portal and includes planning application documents as listed above (**PP-13424580**)

The evidence provided clearly demonstrates that the use for which the LDC is sought has been continuous for a period of at least 4 years for self-contained flats. This is the statutory hurdle for the application, but it is self-evident that the use has been continuous for a considerably longer period.

In light of this irrefutable evidence, there should be no impediment to the issuing of a LDC within the requisite determination deadline. We trust that the documentation presented in support of the application proposals is both clear and sufficient to register this application at the earliest opportunity.

Should you require any further information, or should there be any queries associated with the application documentation, we would be grateful if you could contact us.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Mr Mariano', with a stylized flourish at the end.

Mr Mariano
Tel: 07718 7657 91