

**TOWN AND COUNTRY PLANNING ACT 1990: SECTIONS 191 and 192 (as amended by section 10 of the Planning and Compensation Act 1991)**

**THE TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015: ARTICLE 35**

**CERTIFICATE OF LAWFUL USE**

To: Mrs Gemma Beazley  
The Keen Partnership  
The Courtyard  
Edinburgh Road  
Reading  
RG30 2UA

Application No: PL/25/1034  
Application type: Lawful development: Existing use

**Applicant:** Noble & Jones Property Management

The Reading Borough Council hereby certify that on 21/07/2025 the use described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate, and edged red on the plan below was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

The applicant has provided sufficient evidence or other information that satisfies the Local Planning Authority that the use of 138 Basingstoke Road as six self-contained flats, comprising:

- Ground floor – 2 x 1-bedroom self-contained flats (Flats 1 – ground floor front & 2 – ground floor rear)
- First floor – 1 x 1-bedroom self-contained flat (Flats 4 – first floor front) and 1 x 2-bedroom maisonette, with both bedrooms at second floor level (Flat 3 – first floor rear)
- Second floor – 1 x studio self-contained flat (Flat 5 – top flat)
- Annex building within rear amenity space – 1 x studio self-contained garden flat

This began more than 4 years ago and there is no evidence to suggest this use was lost or changed. It follows that there is sufficient justification to grant the certificate of lawfulness applied for by the applicant.

Date: 10<sup>th</sup> September 2025



*RE*  
**Acting Assistant Director, Planning,  
Transport & Public Protection**

**First Schedule:** Certificate of Lawfulness for existing use as 6 self-contained dwellinghouses (ground floor front flat; ground floor rear flat; first floor front flat; first floor rear flat; top flat; annex flat).

**Second Schedule:** 138 BASINGSTOKE ROAD, READING, RG2 0ET



#### Notes

1. This certificate is issued solely for the purpose of section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under section 172 of the 1990 Act on that date.

Date: 10<sup>th</sup> September 2025



*RE*  
**Acting Assistant Director, Planning,  
Transport & Public Protection**

3. This certificate applies only to the extent of the use/operations/matter described in the First Schedule and to the land specified in the Second Schedule and identified on the above plan. Any use/operations/matters which is/are materially different from that/those described or which relate/s to other land may render the owner or occupier liable to enforcement action.

4. 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.

Further information can be viewed at: <https://acp.planninginspectorate.gov.uk/>

Date: 10<sup>th</sup> September 2025



*RE*  
**Acting Assistant Director, Planning,  
Transport & Public Protection**