

**TOWN AND COUNTRY PLANNING ACT 1990: SECTIONS 192 (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: Mr Peter Davis

Application No: PL/25/0459

Application type: Lawful development:  
Proposed use or development

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (PROPOSED)  
REFUSAL NOTICE**

**Applicant:** Sorbon Estates

The Reading Borough Council hereby notify you that your application received on 25/03/2025 for a certificate of lawful use or development (within the meaning of section 192 of the Town and Country Planning Act 1990) for the use/operations/matter described in the First Schedule in respect of the land specified in the Second Schedule is **REFUSED** for the reasons below:

**REASONS FOR REFUSAL**

1. The proposed use of Unit C3 of Reading Link Retail Park within all sub-categories of Use Class E of the Town and Country Planning Act 1990, and more specifically the transition from Class E(a) to any use within Class E, is hereby refused, by virtue of Condition 13b of permission PL/21/0406 (original reference 210406, as granted on 25/06/2021) only permitting the sale of clothing, household goods and textiles, china, glassware, pottery and seasonal items (all Class E(a) uses) when Unit C3 is combined with Unit D.

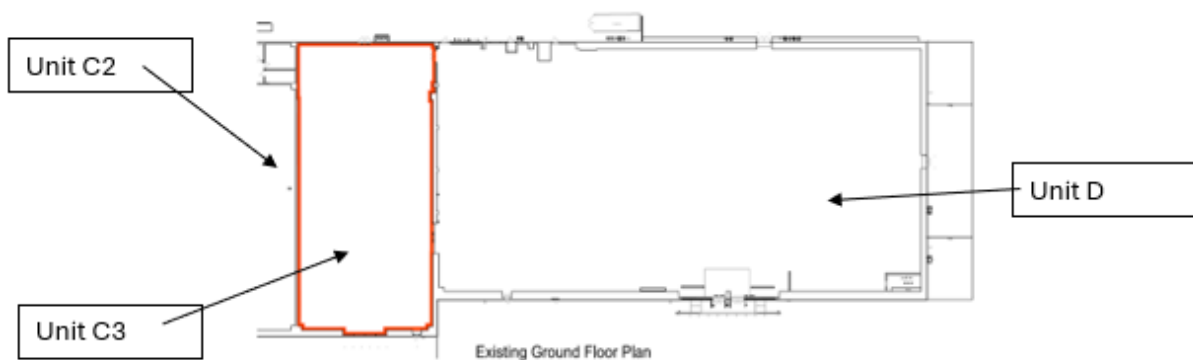
Date: 22<sup>nd</sup> October 2025



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

**First Schedule:** Certificate of Lawful Use to confirm the proposed use of Unit C3 of Reading Link Retail Park within all sub-categories of Use Class E of the Town and Country Planning Act 1990.

**Second Schedule:** Unit C3, READING LINK RETAIL PARK, ROSE KILN LANE, READING, RG2 0SN



Above: Marked up extract of plan RLRP PLN-UNT-C3 001 - Ground Floor Plan - Unit C3

Please read the notes attached

Date: 22<sup>nd</sup> October 2025



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### **INFORMATIVES**

1. The Local Planning Authority has worked positively and proactively with the applicant to provide feedback on the proposals and provide an opportunity to withdraw the application prior to a formal decision being issued. However, that option has not been taken up within the agreed extended timescale and therefore the decision to refuse the application has been taken.
2. This certificate of lawfulness application was submitted without the benefit of first seeking pre-application advice from the Local Planning Authority, which can often result in the avoidance of refusal of applications. Please see the following link to the Council's pre-application service here: <https://www.reading.gov.uk/planning-and-building-control/planning-applications/before-making-a-planning-application/pre-application-planning-advice/>
3. In reaching this decision, the local planning authority has taken into consideration the following information submitted by the applicant:
  - Application for a Lawful Development Certificate for a Proposed use or development, dated 21/03/2025
  - RLRP\_LOC-UNT-C3\_001 - Site Location Plan
  - RLRP PLN-UNT-C3 001 - Ground Floor Plan - Unit C3
  - RLRP PLN-UNT-C3 001 - Ground Floor Plan - Unit C3 (Specifies the GEA of the unit)
  - CERTIFICATE OF LAWFULNESS – PROPOSED USE – SECTION 192 OF THE TOWN AND COUNTRY PLANNING ACT 1990 UNIT C3, READING LINK RETAIL PARK Letter by Turley, dated 19/03/2025
  - 210406 Decision Notice, dated 25/06/2021
  - 151032 Decision Notice, dated 12/08/2015
  - As all received on 25/03/2025
  - Email from Turley 'RE: Reading Link Retail Park, Reading (PL/25/0459)', dated and received 08/10/2025
  - Email from Turley 'RE: Reading Link Retail Park, Reading (PL/25/0459)', dated and received 14/10/2025
  - Email from Turley 'RE: Reading Link Retail Park, Reading (PL/25/0459)', dated and received 17/10/2025

Date: 22<sup>nd</sup> October 2025



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

## 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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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