

SUPPORTING STATEMENT

CERTIFICATE OF LAWFULNESS (EXISTING USE OR DEVELOPMENT)

Property: Flat 2, 66 Kingsley Close, Reading, RG2 8TX

Applicant: Hemantkumar Bhupatrai Mehta

On behalf of: H Y Estate Ltd (Property Owner)

Application Type: Lawful Development Certificate – Existing Use (Section 191 TCPA 1990)

1. INTRODUCTION

This supporting statement accompanies an application for a Certificate of Lawfulness under Section 191 of the Town and Country Planning Act 1990. The certificate is sought to confirm the lawfulness of internal works undertaken to reconfigure the layout of an existing single C3 residential flat from one bedroom to two bedrooms. The internal works were completed in November 2025.

2. DESCRIPTION OF WORKS

The application relates to a self-contained flat within Use Class C3. In November 2025, internal alterations were made to introduce a second bedroom through the repositioning of non-structural internal partitions.

No external works were undertaken.

There has been no change in the building's external appearance.

The flat remains a single C3 dwelling.

3. PLANNING BASIS FOR LAWFULNESS

Under Section 55 of the Town and Country Planning Act 1990, "development" includes building operations and material changes of use. Internal works that do not affect the external appearance of a building and do not result in a material change of use do not constitute development.

The property remains one single residential unit (C3), exactly as before.

No additional dwelling has been created.

Therefore, the internal layout alterations fall outside planning control and do not require planning permission.

4. COUNCIL CONFIRMATION

Written correspondence was received from Planning Officer Sian Hickey (Reading Borough Council) during the previous full planning application (now withdrawn).

The officer confirmed that:

- The works are purely internal;
- There is no change in use;
- A material change of use has not occurred;
- Planning permission is not required;
- A Certificate of Lawfulness (existing) is the appropriate route for formal confirmation.

This email is submitted separately as additional supporting information.

5. CONCLUSION

The internal alterations undertaken in November 2025 do not constitute development under Section 55 of the Town and Country Planning Act 1990.

There has been no external alteration, no creation of additional dwellings, and no material change of use.

The property continues lawfully as a single C3 residential flat.

For these reasons, it is respectfully requested that Reading Borough Council issue a Certificate of Lawfulness confirming the lawful status of the internal works.

Submitted by:

Hemantkumar Bhupatrai Mehta

Director, H Y Estate Ltd