

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 OR DEVELOPMENT

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

Application No: PL/25/1169
Application type: Lawful development: Existing use

Applicant: Noble & Jones Property Management

The Reading Borough Council hereby certify that on 18/08/2025 the use/operations/matter 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 attached plan was/were lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

Sufficient evidence is available to demonstrate that, on the balance of probability, the property known as Flats B, C & D at the premises 1 Little Johns Lane, Reading, RG30 1LG, as shown on Drawing no: 03.1 – Lawful Use Plans, dated and received November 21st 2025, have been in use as three self-contained 1 bed flats at ground and first floors (1B-ground; 1C & 1D – first), for a period of at least 4 years and there is no evidence to suggest that this use was changed or abandoned. It follows that there is sufficient justification to grant the certificate of lawfulness applied for by the applicant.

First Schedule: Use of part of building at 1 Little Johns Lane as three self-contained 1 bed flats (Use Class C3) comprising 1x bed flat 1B (ground floor), 1 bed flats 1C and 1D (first floor) as shown on Drawing no: 03.1 – Lawful Use Plans, dated and received November 21st 2025

Second Schedule: 1 LITTLE JOHNS LANE, READING, RG30 1LG

Date: 13th January 2026



SDV

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

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/operations/matter specified in the First Schedule taking place on the land described in the Second Schedule was/were lawful, on the specified date and, thus, was not/were not liable to enforcement action under section 172 of the 1990 Act on that date.
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 attached 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/>



Not to scale

Date: 13th January 2026



SDV

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