

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: Peter Davis
Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

Application No: PL/25/1774
Application type: Lawful development: Existing use

Applicant: Sorbon Estates

The Reading Borough Council hereby certify that on 10/12/2025 the 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 plans below was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. It is confirmed that Unit C3 can be used within Class E (b),(c), (d), (e), (f) and (g). Unit C3 can be used within Class E(a) subject to the limitations of condition 13b of planning permission ref 210406, as granted on 25/06/2021. For clarity, condition 13b only allows the sale of clothing, household goods and textiles, china, glassware, pottery and seasonal items from Unit C3 when Unit C3 is in tandem occupation with adjacent Unit D.

First Schedule: Unit C3 can be used within Class E (b),(c), (d), (e), (f) and (g). Unit C3 can be used within Class E(a) subject to the limitations of condition 13b of planning permission ref 210406 . For clarity, condition 13b only allows the sale of clothing, household goods and textiles, china, glassware, pottery and seasonal items from Unit C3 when in tandem occupation with adjacent Unit D.

Second Schedule: Unit C3, Reading Link Retail Park, Rose Kiln Lane, Reading, RG2 0SN

Date: 4th February 2026



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



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

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 matter 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: 4th February 2026



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 plans. 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/>

5. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target timescale for the decision to be issued.

6. 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 an Existing Use or Operation or Activity, including those in breach of a planning condition, Town and Country Planning Act 1990 (as amended), Ref PP-14544518, dated 10/12/2025
 - 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)
 - Letter by Turley, dated 05/12/2025
- As all received 10/12/2025

Date: 4th February 2026



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