

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
The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Application No: PL/26/0851
Application type: Lawful development: Existing use

Applicant: Paris Dillon Residential

The Reading Borough Council hereby certify that on 26/06/2026 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 were 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 51 Erleigh Road as three self-contained flats, comprising:

- Ground floor – 1 x 1-bedroom self-contained flat
- First floor – 1 x 1-bedroom self-contained flat
- Second floor – 1 x 1-bedroom self-contained flat

This began more than 4 years ago and there is no sufficient 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: 21/08/2026



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Public Protection**

First Schedule: Use as 3 self-contained Class C3 residential units (ground floor flat 1; first floor flat 2; second floor flat 3), as shown on the following drawing:

- 9547 PI-04.01 – Existing Floor Plans, as received on 26/06/2026 (whilst noting that at the time of the officer site visit on 09/07/2026 Flat 1 at ground floor level comprised a bedroom at the front of the building (with a shower room) and a living room at the rear (rather than a vice-versa arrangement specified on the plan above)

Second Schedule: 51 ERLEIGH ROAD, READING, RG1 5NB



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.
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

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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/>

Date: 21/08/2026



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