

**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: PMV Planning
The Boathouse Design Studio
27 Ferry Road
Teddington
TW11 9NN

Application No: 231103
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: Hathaway Opportunity Fund GP Ltd

The Reading Borough Council hereby certify that on **4 August 2023** 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):

1. On the basis of the available evidence and on the balance of probabilities, it is considered that the development commenced in accordance with Condition 1 of planning permission 190591 and is therefore immune to enforcement action. It is therefore considered that a Certificate of Lawfulness should be granted.

First Schedule: Application for a Certificate of Lawfulness for Existing Development to establish that development pursuant to planning permission reference 190591 has been lawfully implemented

Second Schedule: 127a Loverock Road Reading RG30 1DZ

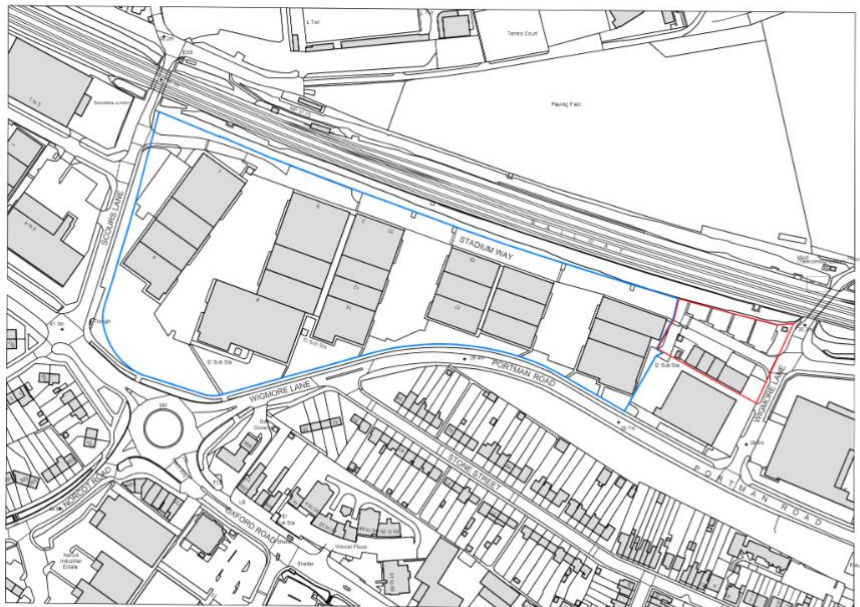
Date: 20th September 2023



AA

Assistant Director of Planning, Transport and
Public Protection Services

Site Location Plan (Scale 1:2500)



Date: 20th September 2023



AA

Assistant Director of Planning, Transport and
Public Protection Services

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/>