

**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: M S Property Management
11 Alexandra Road
Reading
RG1 5PE

Application No: 201578
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: M S Property Management

The Reading Borough Council hereby certify that on **9 November 2020** 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 black 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. Sufficient evidence is available to demonstrate that, on the balance of probability, that the property, as shown on floor plans: Ground & Basement Floor Plan dated November 2020 and First & Second Floor Plan dated November 2020, received on 10th November 2020, of the property known as 24 Bulmershe Road, Reading, RG1 5RJ has been in use as 5 flats (comprising ground floor studio, ground floor one bedroom garden flat, first floor studio, first floor one bedroom flat, and second floor one bedroom flat) for a period of at least 4 years.

First Schedule: Certificate of lawfulness for the existing use of the property as 5 flats (ground floor studio, ground floor one bedroom garden flat, first floor studio, first floor one bedroom flat and second floor one bedroom flat)

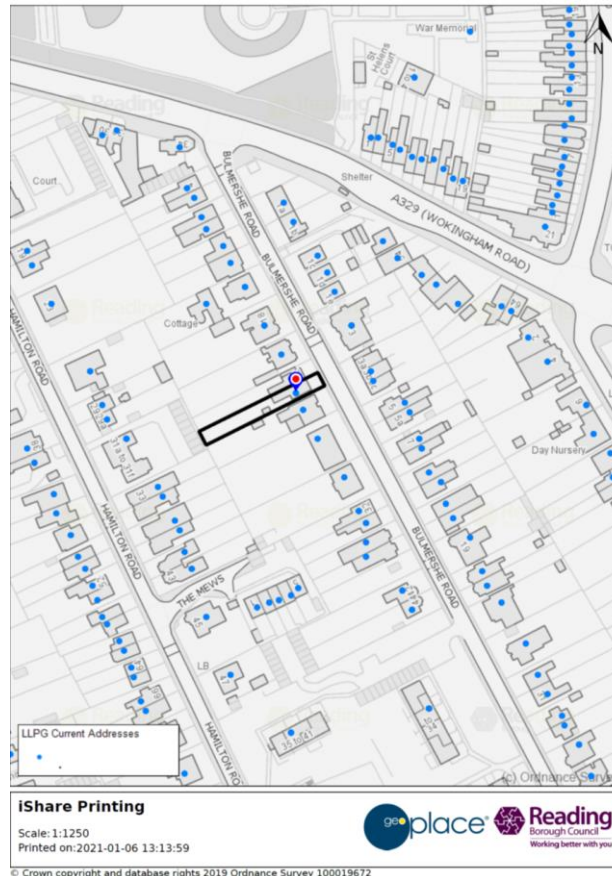
Second Schedule: 24 Bulmershe Road Reading

Date: 12th May 2021



AA

Head of Planning, Development
& Regulatory 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/>

5. The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.