

**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: Mr Sunil Mehan
268 Tilehurst Road
Reading
RG30 2NE

Application No: 201353
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: Mr Muso Myftari

The Reading Borough Council hereby certify that on **29 September 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. Having regard to the foregoing, it is considered on the balance of probability, the integral garage of the property known as 20 Combe Road, Reading, RG30 4NE has been converted to a habitable room for a period in excess of four years. In the circumstance, it is considered appropriate to grant a Certificate of Lawfulness to that effect.

First Schedule: Conversion of garage to habitable room forming part of the use of the dwelling at 20 Combe Road.

Second Schedule: 20 Combe Road Tilehurst Reading RG30 4NE

Date: 5 August 2021



SDV

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/>



‘The Attached Plan’