

**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 Antonio Mariano
8 Boults Walk
Reading
RG2 0AX

Application No: 210238
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: Mr Antonio Mariano

Reading Borough Council hereby certify that on **19 February 2021** 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 shown outlined in red on the attached plan and shown on the attached floor layout plans was/were lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

Sufficient evidence has been provided to confirm that on the balance of probability the uses of the building as described in the First Schedule below have been in existence for the requisite time frames.

The Council has no evidence that conflicts with that supplied by the applicant and evidence suggests that the claimed existing use of the property in the configuration as shown on the submitted plans is lawful and this certificate can be issued on the basis of the description and attached plans.

First Schedule: Certificate of Lawfulness for Existing Use of 466 Oxford Road, RG30 1EF as a shop (Use Class E) at ground floor front and basement and 3 one bedroom flats (Use Class C3) with Flat 1 at ground floor rear with small garden and Flat 2 at first floor rear and Flat 3 at first floor front.

Second Schedule: 466 Oxford Road Reading

Date: 19 August 2021

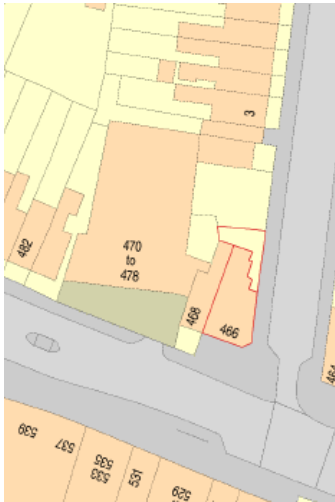


Head of Planning, Development
& Regulatory Services



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Relevant Plans:



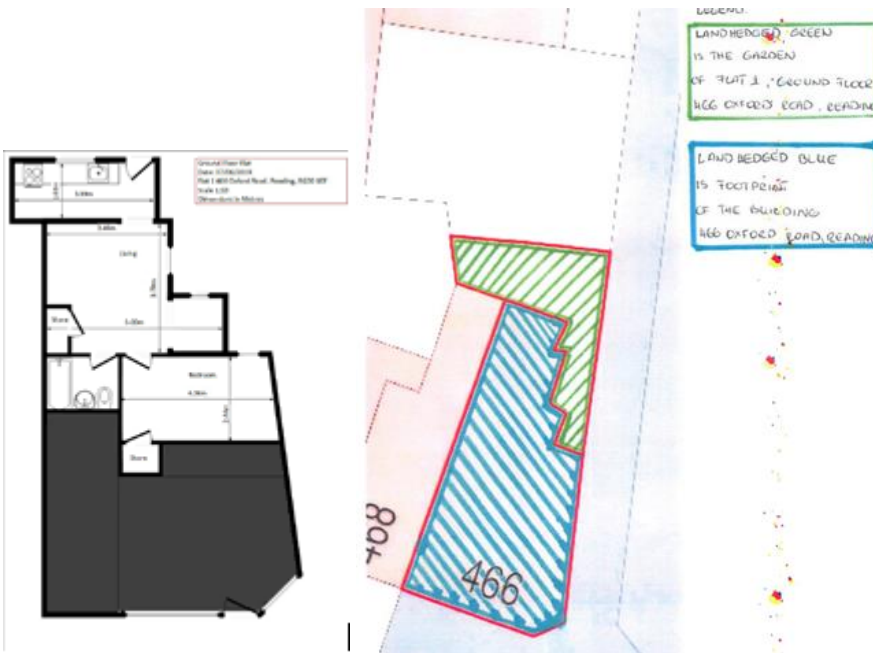
Site plan:



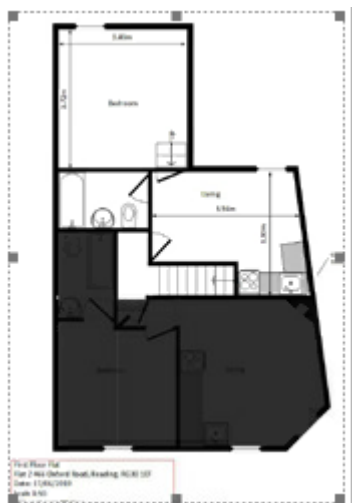
Hairdressers at ground floor and basement front:

Date: 19 August 2021

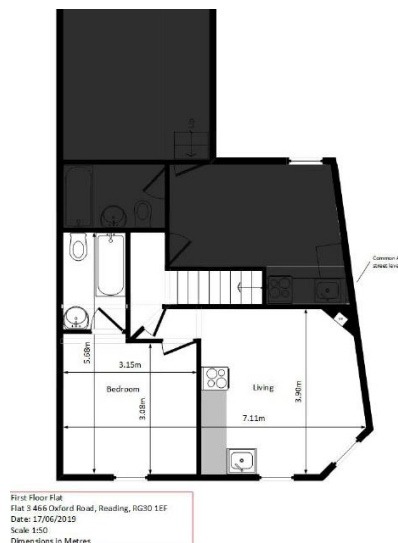
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Flat 1 - Ground floor rear and associated rear garden shown hatched green.



Flat 2 - First floor rear



Flat 3 - First floor front

Date: 19 August 2021

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/>