

**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**

To: The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Application No: 201483
Application type: Certificate of Lawfulness -
Existing Use

Applicant: Mr Paris Dhillon

The Reading Borough Council hereby certify that on **21 October 2020** 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 was 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 the use of 51 Hatherley Road as a 3 bed HMO began more than 10 years before the date of this application (21/10/2020). It is therefore considered a Certificate of Lawfulness should be granted.

First Schedule: Certificate of Lawfulness for Existing use as 3 bedroom HMO (Class C4)

Second Schedule: 51 Hatherley Road, Reading, RG1 5QE

Date: 21 January 2021



Head of Planning, Development
& Regulatory Services *JPM*



INFORMATIVES

1. As per NPPF Planning Practice Guidance - Lawful Development Certificates (Paragraph 004 ID: 17c-004-20140306) this certificate applies only to the lawfulness of the development in accordance with planning legislation. It does not remove the need to comply with any other legal requirements such as Building Regulations.
2. In reaching this decision, the local planning authority has taken into account the following information submitted by the applicant:
 - Location Plan
 - Existing Floor Plan
 - Tenancy Agreements for the last ten years
 - Application Form

Date: 21 January 2021

Head of Planning, Development
& Regulatory Services *JPM*

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/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/>