

**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: Rammurti Design Limited
268 Tilehurst Road
Reading
RG30 2NE

Application No: 191722
Application type: Certificate of Lawfulness -
Existing Use

Applicant: Mr R Mahal

The Reading Borough Council hereby certify that on **28 October 2019** 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 balance of probability, the property known as 22 Grange Road, Reading, as shown on the following drawings:

Drawing No: Block Plan RM-GR22:001
Drawing No: Site Location Plan RM-GR22:002
Drawing No: Existing Floor Plans RM-GR22:003
Received 28th October 2019

was already in lawful use as a small HMO prior to the Article Direction coming into effect May 2013 - and that it hadn't reverted to C3 use under permitted development rights and is therefore immune to enforcement action. In the circumstance, it is considered appropriate to grant a Certificate of Lawfulness to that effect.

First Schedule: Certificate of Lawfulness for Existing Use as a small HMO (Class C4)

Second Schedule: 22 Grange Avenue Reading RG6 1DJ

Date: 6 February 2020



Head of Planning, Development
& Regulatory Services *JPM*



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INFORMATIVES

1. 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.

Date: 6 February 2020

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 lawful, on the specified date and, thus, was 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 described in the First Schedule and to the land specified in the Second Schedule and identified on the above 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/>