

**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: Blandy & Blandy LLP
1 Friar Street
Reading
RG1 1DA

Application No: 201152
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: Turner Property Limited

The Reading Borough Council hereby certify that on **14 August 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):

Sufficient evidence is available to demonstrate that, on the balance of probability, that the basement, ground, first and second floors, as shown on Drawing No: 18019-PL-04 - Existing Basement & Ground Floor Plans, and Drawing No: 18019-PL-05 - Existing First & Second Floor Plans, received 17th August 2020, of the property known as 11 Addington Road, Reading, RG1 5PW, has been in use as an 10 bed/ 10 person Sui Generis large HMO for a period of at least 10 years.

First Schedule: Certificate of Lawfulness for Existing use of 11 Addington Road as a 10 bedroom/ 10 person HMO (Sui Generis)

Second Schedule: 11 Addington Road Reading RG1 5PW

Date: 21st January 2021



Head of Planning, Development
& Regulatory Services

AA

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/>

Location Plan (1:1250) - Not to scale



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