

**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 39**

CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

To: Leigh & Glennie Ltd
6 All Souls Road
Ascot
SL5 9EA

Application No: 201745
Application type: Certificate of Lawfulness -
Proposed Use or Development

Applicant: Mr Piranavan Vimalraj

The Reading Borough Council hereby certify that on **07/12/2020** 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 would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

First Schedule: Change of use of ground floor to hairdressers (Class E)

Second Schedule: Bowman House 2-10 Bridge Street Reading RG1 2LU

Date: 28 January 2021



SDV

Head of Planning, Development
& Regulatory Services

CONDITIONS & REASONS

1. The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

It can be confirmed that the proposed change of use would be lawful for planning purposes on the basis of the drawings received on 08/12/20:

Planning Statement

Site Location

Drawing No: BH1 - Existing Ground Floor Plan

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed change of use of the ground floor to a hairdressers (Class E).

INFORMATIVES

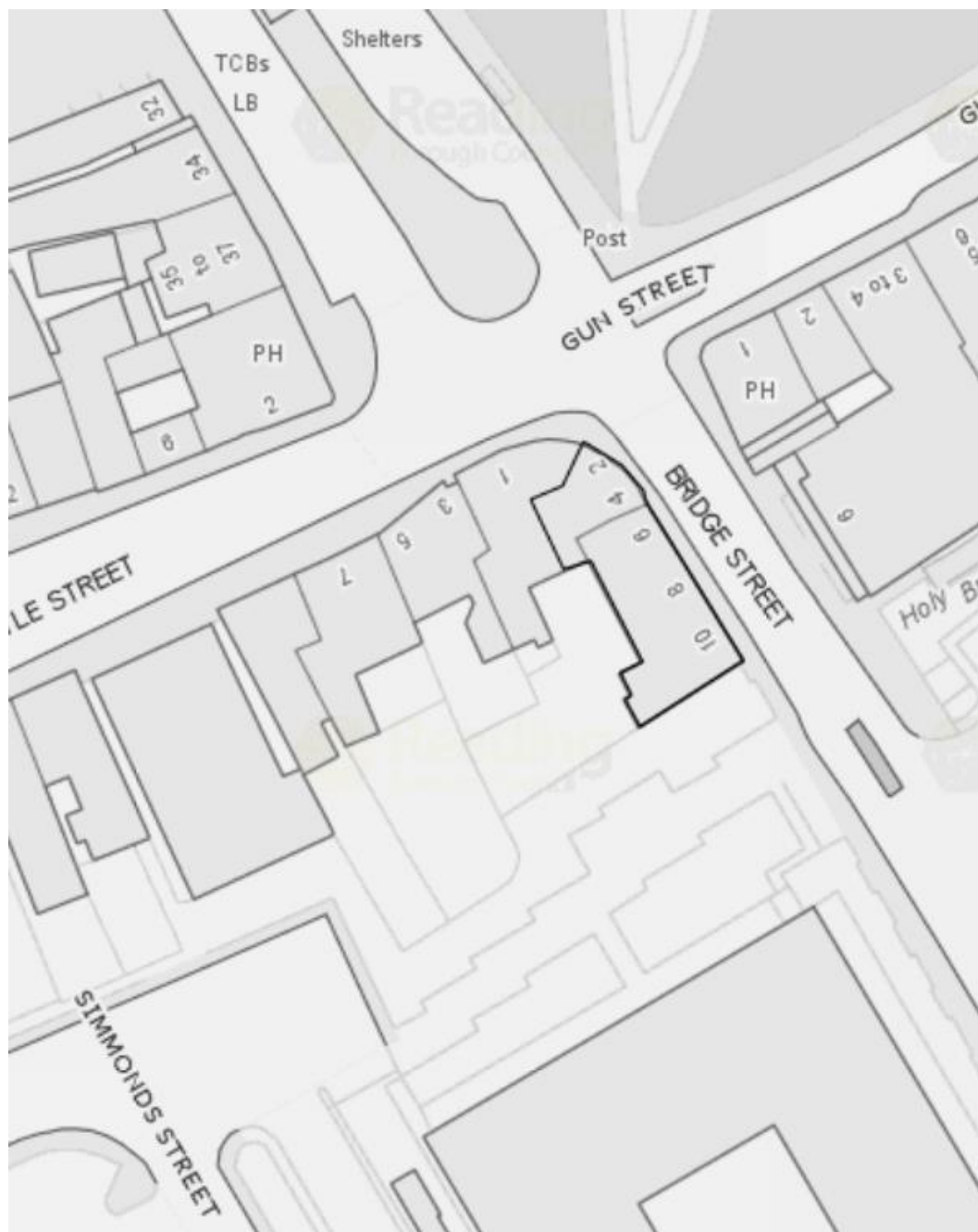
1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.
2. The building is Grade II listed. It is an offence to carry out works of demolition, alteration or extension that affect the character of the building as a building of special architectural or historic interest without first obtaining Listed Building Consent. If you are in any doubt please contact the Council.

Date: 28 January 2021



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The Attached Plan

Date: 28 January 2021



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Notes

1. This certificate is issued solely for the purpose of section 192 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 would have been lawful, on the specified date and, thus, would not have been 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/matter 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. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.
5. 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/>

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