

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 (as amended by
Section 10 of the Planning and Compensation Act 1991)**

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
: ARTICLE 39**

To: Clifford Sinclair Limited
Sovereign Offices
40 Craven Street
London
WC2N 5NG

Application No: 200372
Application type: Certificate of Lawfulness -
Existing Use or Development

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (EXISTING)
REFUSAL NOTICE**

Applicant: Clifford Sinclair Limited

The Reading Borough Council hereby notify you that your application received on **12 March 2020** for a Certificate of Lawful Use or Development (within the meaning of Section 191 of the Town and Country Planning Act 1990) for the use/operations/matter described in the First Schedule in respect of land specified in the Second Schedule is REFUSED for the reasons below:

1. The applicant cannot provide sufficient evidence or other information that satisfies the Local Planning Authority that 279 London Road has been used as a 5 person / 5 bedroom C4 HMO for more than ten years between the period 12th March 2010 to 12th March 2020. It follows that there is no justification to grant the certificate of lawfulness applied for by the applicant.

SFB

Date: 15 September 2020



Head of Planning, Development
& Regulatory Services

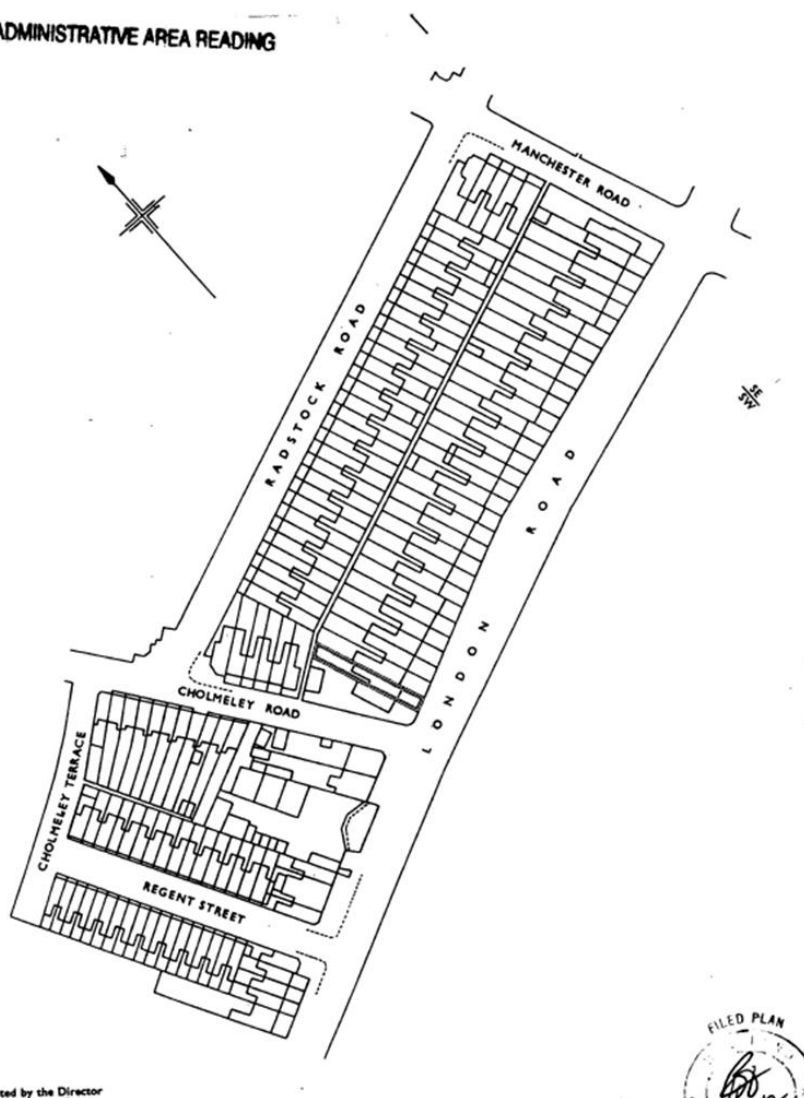
First Schedule

Certificate of Lawfulness for the existing use of the property as a 5 person / 5 bedroom C4 House in Multiple Occupation

Second Schedule

279 London Road Reading RG1 3NZ

ADMINISTRATIVE AREA READING



Made and printed by the Director

SFB

Date: 15 September 2020



Head of Planning, Development
& Regulatory Services

Please read the notes attached.

SFB

Date: 15 September 2020



Head of Planning, Development
& Regulatory Services

Notes

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.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.