

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

Application No: 191624
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: Mr & Mrs Parshotam Singh and Gurjeet Kaur Dhillon

The Reading Borough Council hereby certify that on **8 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. It is considered on the balance of probability, the property known as 96 De Beauvoir Road, Reading, RG1 5NP, as shown on the following drawings:

Location Plan LU-91
Received 7th October 2019
Proposed Plans LU-06 Rev A
Received 3rd December 2019

has been in use as two separate self-contained flats in excess of four years. 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 Ground floor 2-bed flat and First floor 3-bed flat

Second Schedule: 96 De Beauvoir Road Reading RG1 5NP

Date: 11 March 2020



Head of Planning, Development
& Regulatory Services *JPM*



INFORMATIVE

1. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s), the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for future advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

REASON: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area.

Date: 11 March 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/operations/matter 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/>