

**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: Pro Planning Solutions
23 Morgan Street
St. Agnes
Bristol
BS2 9LG

Application No: 191809
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: Pro Planning Solutions

The Reading Borough Council hereby certify that on **14 November 2019** the use/operations/matter described and shown on plans 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 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):

1. The applicant has provided sufficient evidence or other information that satisfies the Local Planning Authority that the use of 6 St Georges Road as two 1 bedroom flats (known as 6A Ground Floor and 6B First Floor) has been ongoing for more than four years. In accordance with Subsection (4) of section 191 which provides that if, on an application under the section, the LPA are provided with information satisfying them of the lawfulness, at the time of the application, of the use, operations or other matter described in the application, or that description as modified by the LPA or a description substituted by them, they shall issue a certificate to that effect - It follows that the Local Planning Authority can grant the certificate of lawfulness applied for by the applicant.

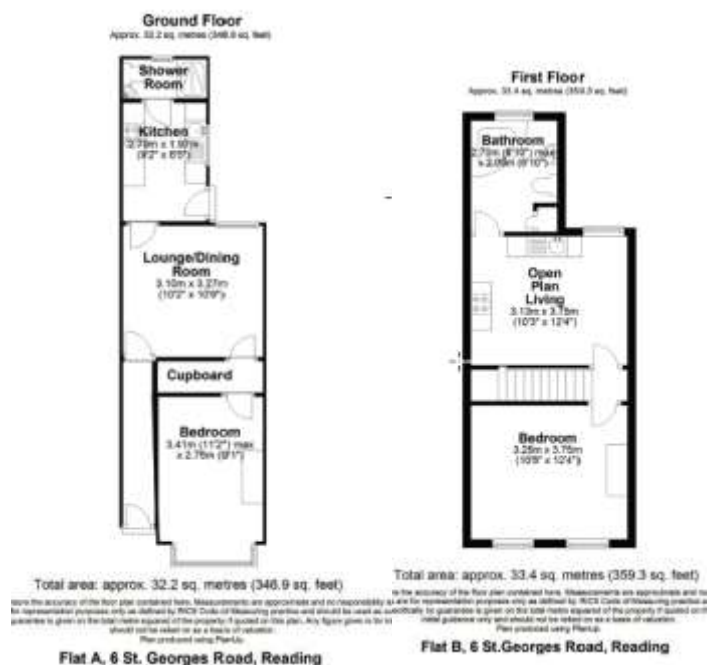
Date: 3 August 2020



Head of Planning, Development
& Regulatory Services



First Schedule: Use of dwelling as 2 flats - a 1 bedroom flat on the ground floor (A) and a 1 bedroom flat on the first floor (B)



Second Schedule: 6 St Georges Road Reading RG30 2RL



Date: 3 August 2020

Head of Planning, Development
& Regulatory Services

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/>