

**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: Bell Cornwell LLP
Meridian Office Park, Unit 2
Osborn Way
Hook
RG27 9HY

Application No: 190969
Application type: Certificate of Lawfulness -
Existing Use or Development

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

Applicant: Mr and Miss Butt

The Reading Borough Council hereby notify you that your application received on **15 July 2019** 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 submitted evidence does not demonstrate that the use of 7 Grange Avenue as a C4 HMO is either lawful or otherwise immune from enforcement action.

Date: 21 October 2019



Head of Planning, Development & Regulatory Services *RE*



Reading
Borough Council
Working better with you

First Schedule

Certificate of Lawfulness for Existing use of property as C4 HMO.

Second Schedule

7 Grange Avenue Reading RG6 1DJ

Please read the notes attached.

Date: 21 October 2019

Head of Planning, Development & Regulatory Services *RE*

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.