

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: Pegasus Group
The Columbia Centre
Station Road
Bracknell
RG12 1LP

Application No: 190715
Application type: Certificate of Lawfulness -
Proposed Use or Development

Applicant: Tender Crown Ltd

The Reading Borough Council hereby certify that on **01/05/2019** 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: Application for a Lawful Development Certificate for a Proposed Change of use from A2 (Financial & Professional Services) to A1 (Retail)

Second Schedule: 62 Kings Road Reading RG1 3AA

Date: 10 July 2019



Head of Planning, Development
& Regulatory Services

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CONDITIONS & REASONS

The proposal has been assessed against section 192 of the Town and Country Planning Act 1990 and it has been confirmed that the proposal would be lawful, on the basis of the submitted location plan received 2nd May 2019 and Drawing no. 2997-1 (Floor Plan) received 25th June 2019.

Therefore the Local Planning Authority will, on this occasion, issue the applicant with a Certificate of Lawfulness for the proposed development.

INFORMATIVES

1. If additional floorspace for the beauty room is required, above that outlined on drawing no. 2997-1 (Floor Plan), a full planning application would be required.
2. For the avoidance of doubt, the advertisement signage already in place (fascia and projecting sign) require separate advertisement consent. No signage is approved under this certificate.

Date: 10 July 2019



Head of Planning, Development
& Regulatory Services

AA

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/>

