

**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: Mrs Kristina Wall
Unit 2
Meridian Office Park
Osborn Way, Hook
RG27 9HY

Application No: 190428
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: Mr Luthra

The Reading Borough Council hereby certify that on **15 March 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 attached plan was/were lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

1. Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness for the use of the first and second floor of 263 Oxford Road Reading as a C4 (HMO) should be granted on the basis that a period of 4 years has lapsed since the conversion of the property and is now therefore immune to enforcement action and is now lawful.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing: Existing floor plans, as received 20 March 2019

Reason: Because this certificate is granted in respect of the development as detailed in the approved plans only.

First Schedule: Certificate of lawfulness for the existing use of the first and second floors as a C4 (House in multiple occupation)

Second Schedule: First and Second Floor 263 Oxford Road Reading RG1 7PY

BCN

Date: 15 May 2019



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 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 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/>

