

**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: Bluebird Engineering
46 London Street
Reading
RG1 4SQ

Application No: 181856
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: Tauqeer Iqbal

The Reading Borough Council hereby certify that on **9 November 2018** 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 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 submitted evidence in the form of Statutory Declarations, tenancy agreements and tenancy associated documents that cover the relevant time period. The LPA has no evidence of its own to contradict this.

Having regard to the foregoing it is considered, on the balance of probability, that the property known as 17 Whitley Street, Reading has been in use as;

1no. self-contained 1 bedroom flat at the rear on the ground floor,
1no. self-contained 1 bedroom flat at the rear of the first floor, and
1no. self-contained 2 bedroom flat on the first and second floor
for more than 4 years.

In these circumstances, it is considered appropriate to grant a Certificate of Lawfulness to that effect.

First Schedule: Certificate of lawfulness for the existing use as 3 self contained flats (2 x 1 bedroom and 1 x 2 bedroom)

Second Schedule: Whitley Street Post Office 17 Whitley Street Reading RG2 0EG

Date: 20 March 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/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/>



Parking Permits

The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.