

**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: MC Designs
Rowan House
New Lane Hill
Tilehurst, Reading
RG30 4JJ

Application No: 181879
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: Mr & Mrs A Johal

The Reading Borough Council hereby certify that on **8 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):

Based on the evidence as submitted, the information which the Council holds and on the balance of probability officers are satisfied that the property known as 3c Bulmershe Road Road, Reading, RG1 5RH, as shown on the following drawings:

Drawing No: Location Plan - Received 29th October 2018
Drawing No: Existing Floor Plans - Received 14th January 2018

has been in use as a 7 bedroom sui generis large HMO since 2008 (10 years prior to the date of this application).

In the circumstance, it is considered appropriate to grant a Certificate of Lawfulness to that effect.

First Schedule: Certificate of lawfulness of existing use as a 7 bedroom Sui Generis large House in Multiple Occupation

Second Schedule: 3c Bulmershe Road Reading RG1 5RH

Date: 5 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/>

