

**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: Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application No: 190291
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: Mapeley STEPS Limited

The Reading Borough Council hereby certify that on **19 February 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 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. In the absence of the information or evidence to contradict or make the applicant's version less probable, on balance, it is considered that the premises at 104-112 Oxford Road, known as Eaton Court, has operated as a B1(a) office for a period exceeding 10 years and is therefore immune to enforcement action. This excludes an area of non- B1(a) floor space on the ground floor north wing, as indicated on Drawing no.JA12_P_00_001 (Existing Ground Floor Plan) which was submitted by the applicant. This floor space is excluded from this certificate.

It is therefore considered a Certificate of Lawfulness for the use of the building as B1(a) should be granted.

First Schedule: Certificate of Lawfulness for Continuous Use of the Site as B1(a) Office Accommodation for 10 Years or More.

Second Schedule: Eaton Court 104-112 Oxford Road Reading RG1 7FU

Date: 16 April 2019



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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/>

PLEASE NOTE THAT PART OF THE GROUND FLOOR AREA - NORTH WING (AS SHOWN ON APPROVED PLAN DRAWING NO: JA12_P_00_001 - EXISTING GROUND FLOOR PLAN) IS EXCLUDED FROM THIS CERTIFICATE.

