

**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: Mr Peter Hughes
79 Cressingham Road
Reading
RG2 7RX

Application No: 181241
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: Mr Peter Hughes

The Reading Borough Council hereby certify that on **18 July 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. On the balance of probability, the property known as 18 Regis Park Road, Reading, as shown on the following drawings: 'Floor Plans', received 14th December 2018 has been in use as a 5 bedroom (5 person) C4 small HMO commencing prior to May 2013 and continuously to 18 July 2018. In the circumstance, it is considered appropriate to grant a Certificate of Lawfulness to that effect.

First Schedule: Existing use as a 5 bedroom small House in Multiple Occupation (Use Class C4), occupied by a maximum of 5 residents as shown on the submitted 'Floor plans' received 14th December 2018, (Bedroom 5 contained within ground floor room identified as 'Living Room').

Second Schedule: 18 Regis Park Road, Reading, RG6 7AD

Date: 31 January 2019



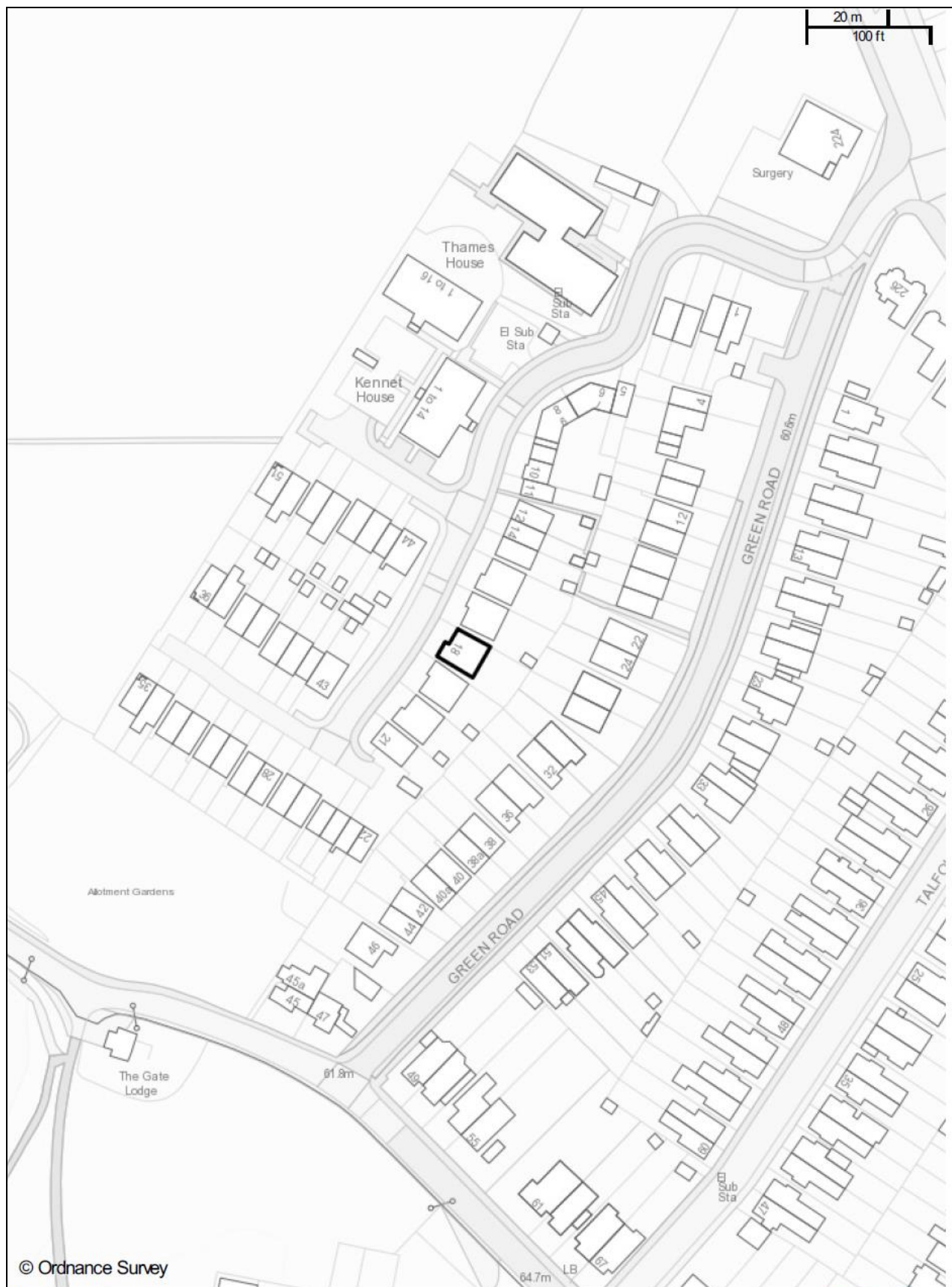
SDV

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/>



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“The Attached Plan”