

**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: The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Application No: 190088
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: Euro Link

The Reading Borough Council hereby certify that on **18 January 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 plan below was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

It is considered on the balance of probability, the first floor unit known as 111C and second floor unit known as 111A at 111 Southampton Street, Reading, RG1 2QZ, as shown on the following drawings:

Location Plan
Received 18th January

Existing Floor Plans
Received 23rd May 2019

have been in use as separate self-contained flats in excess of four years. Given the pre-existing context, the first floor lawfully comprises two self-contained flats (units 111C & 111D) and the second floor lawfully comprises two self-contained flats (units 111A & 111B), resulting in a total of 4 residential units at first and second floor level combined. In the circumstance, it is considered appropriate to grant a Certificate of Lawfulness to that effect.

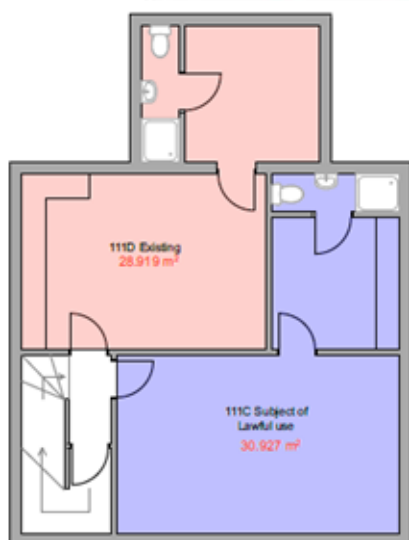
First Schedule: Certificate of lawfulness for existing use as 4 self-contained flats, 2 (1 additional) at first floor and 2 (1 additional) at second floor level.

Second Schedule: First and Second Floors, 111 Southampton Street Reading RG1 2QZ

Date: 2 August 2019

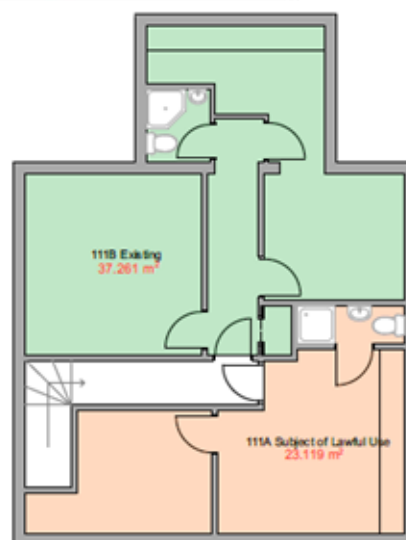


Head of Planning, Development
& Regulatory Services *JPM*



111-113 Southampton Street First Floor

1:100



111-113 Southampton Street Second Floor

1:100

Date: 2 August 2019

Head of Planning, Development
& Regulatory Services *JPM*

INFORMATIVE

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.

Date: 2 August 2019



Head of Planning, Development
& Regulatory Services *JPM*

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 lawful, on the specified date and, thus, was 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/>