

**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: Bell Cornwell LLP
Unit 2
Meridian Office Park
Osborn Way
Hook
RG27 9HY

Application No: 190427
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: Mr Luthra

The Reading Borough Council hereby certify that on **20 March 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):

Sufficient evidence is available to demonstrate that, on the balance of probability, the first and second floors of the property known as 265 Oxford Road, Reading, RG1 7PY as shown on the following plans: Existing Floor Plans, received 20 March 2019 have been in use as a C4 small HMO (for up to six persons), for a period in excess of 4 years.

First Schedule: Certificate of lawfulness for the existing use of the first and second floors as a C4 small HMO (for up to six persons)

Second Schedule: (First And Second Floor) 265 Oxford Road Reading RG1 7PY

Date: 3 June 2019



Head of Planning, Development
& Regulatory Services

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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/>

