

**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: Irfan Akram Architects
77 Plumer Road
High Wycombe
HP11 2SR

Application No: 180011
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: MAAS Properties Ltd

The Reading Borough Council hereby certify that on **18 January 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. Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness for the use of 34 Basingstoke Road Reading as 3 flats should be granted on the basis that a period of 4 years has lapsed since the conversion of the property and is now therefore immune to enforcement action and is now lawful.

2. Plans considered

Drawing No. EX001 Location, Block and Existing Floor Plans received 2 January 2018

Reason: because the certificate is granted in respect of the development as detailed in the approved plans only.

First Schedule: Certificate of lawfulness of existing use of dwelling as 3 residential flats.

Second Schedule: 34 Basingstoke Road Reading

Date: 7 March 2018



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:

<http://www.planningportal.gov.uk/planning/appeals/otherappealscasework/lawfuldevelopment>



“The Attached Plan”