

**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: Rammurti Design Limited
268 Tilehurst Road
Reading
RG30 2NE

Application No: 181284
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: Mr R Mahal

The Reading Borough Council hereby certify that on **24 July 2018** 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 on the attached plan 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, that the property known as 70 Donnington Road, Reading, as shown on the following drawings:

Drawing No: Block Plan RM-DON:001

Drawing No: Site Location Plan RM-DON:002 Received 24th July 2018

Drawing No: Existing and Proposed Ground Floor Plan RM-DON: 003 Rev A Received 2nd November 2018

has been in use as a 6 bedroom (5 person) C4 small HMO for in excess of four years commencing prior to May 2013.

It is considered appropriate to grant a Certificate of Lawfulness for Existing Use to that effect.

First Schedule: Certificate of Lawfulness existing use as a small HMO

Second Schedule: 70 Donnington Road Reading RG1 5ND

Date: 22 November 2018



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>



Site Plan for 70 Donnington Road