

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 (as amended by  
Section 10 of the Planning and Compensation Act 1991)**

**THE TOWN & COUNTRY PLANNING  
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015  
: ARTICLE 39**

To: Mr Arron Dhaliwal  
4 Meadow Road  
Earley  
RG6 7EU

Application No: 171860  
Application type: Certificate of Lawfulness -  
Existing Use or Development

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (EXISTING)  
REFUSAL NOTICE**

**Applicant:** Mr Arron Dhaliwal

The Reading Borough Council hereby notify you that your application received on **10 November 2017** for a Certificate of Lawful Use or Development (within the meaning of Section 191 of the Town and Country Planning Act 1990) for the use/operations/matter described in the First Schedule in respect of land specified in the Second Schedule is REFUSED for the reasons below:

1. The applicant has not provided sufficient evidence or other information that satisfies the Local Planning Authority that the building has been in continuous use as a large House in Multiple Occupation (HMO) for a period of more than 10 years before the date of this application. It follows that there is no justification to grant the certificate of lawfulness applied for by the applicant.

Date: 5 January 2018



Head of Planning, Development  
& Regulatory Services

First Schedule

Certificate of lawfulness for existing use of property as a large House in Multiple Occupation.

Second Schedule

2 Amity Street Reading RG1 3LP



Please read the notes attached.

Date: 5 January 2018



Head of Planning, Development  
& Regulatory Services

## **Notes**

### **Article 4 Direction Area advice**

Reading Borough Council made an Article 4 Direction in May 2012, which came into force on 16th May 2013, which removes permitted development rights to convert from a dwellinghouse (C3 use) to a house in multiple occupation (C4 - small HMO for 3-6 unrelated persons sharing at least one basic amenity) in parts of Redlands, Katesgrove and Park Wards. The application site is in the Article 4 Direction Area and our records show that the property is currently a dwellinghouse (C3 use).

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>