

**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: Colony Architects
250 South Oak Way
Green Park
Reading
RG2 6UG

Application No: 171507
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: Mr & Mrs Bowsher

The Reading Borough Council hereby certify that on **7 September 2017** 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 is available to demonstrate that, on the balance of probability, the property known as 65 Grovelands Road, Reading, RG30 2PN, as shown on the following plans, received on 30th August 2017: Ground Floor Plan and Top Flat Plan, has been in use as 2 x 1 bedroom flats for a period in excess of 4 years.

First Schedule: Certificate of lawfulness for existing use of property as 2 x 1 bedroom flats

Second Schedule: 65 Grovelands Road Reading

Date: 9 November 2017



Head of Planning, Development
& Regulatory Services

AA



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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:

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