



**Reading**  
Borough Council  
Working better with you

**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: The Keen Partnership  
The Courtyard  
Edinburgh Road  
Reading  
RG30 2UA

Application No: 240192  
Application type: Certificate of Lawfulness -  
Existing Use or Development

**Applicant:** Mr M Gulfraz

The Reading Borough Council hereby certify that on **27 March 2024** 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 black 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):

1. Sufficient evidence has been submitted to prove on the balance of probabilities, the use of Flat 2, second floor flat at 109a Oxford Road, Reading has been a self-contained 1x 2 bedroom flat for an ongoing period of more than 4 years, and is therefore immune to enforcement action.

**First Schedule:** Certificate of Lawfulness for the existing use, over more than 4 years, of a second floor two bedroom flat, known as Flat 2 at 109A Oxford Road.

**Second Schedule:** 109a Oxford Road Reading RG1 7UD

Date: 29/05/2024

Assistant Director of Planning, Transport and  
Public Protection Services *TGB*

### Informatives

1. Whilst it is noted that the site location plan submitted by the applicant shows the red line boundary of the site comprising both No's 109 and 109a Oxford Road, it is clear based on the remainder of the submission that the application relates solely to 109a Oxford Road and the application has duly been assessed on this basis.
2. The Local Planning Authority has worked positively and proactively with the applicant.
3. In reaching this decision the local planning authority has taken the following submitted information into consideration:  
8342-PL-01 Location Plan  
AP-9191 As Built Floor Plans  
As received 13/02/2024

## Second Schedule

Location plan - not to scale



## 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 specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was 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 described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates 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/>