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Borough Council

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**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 39**

CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

Go Green Taxis Ltd
Office 137
200 Brook Drive
Reading
RG2 6UB

Application No: 240784/CLP
Application type: Certificate of Lawfulness -
Proposed Use or Development

Applicant: Go Green Taxis Ltd

The Reading Borough Council hereby certify that on 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 RED on the plan attached to this certificate, would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

First Schedule:

Application for a certificate of lawfulness for the proposed use of Office 137 as an admin and operations centre for the purpose of running a virtual Private Hire company.

Second Schedule:

Office 137 within 200 Brook Drive Reading RG2 6UB as outlined in RED on the attached location plan.

Date: 13/08/2024

EH

Assistant Director of Planning, Transport and Public
Protection Services



Ref: 24074 Rev: A

Figure 2- Floor Plan of 1st Floor Layout highlighting office 137 in red

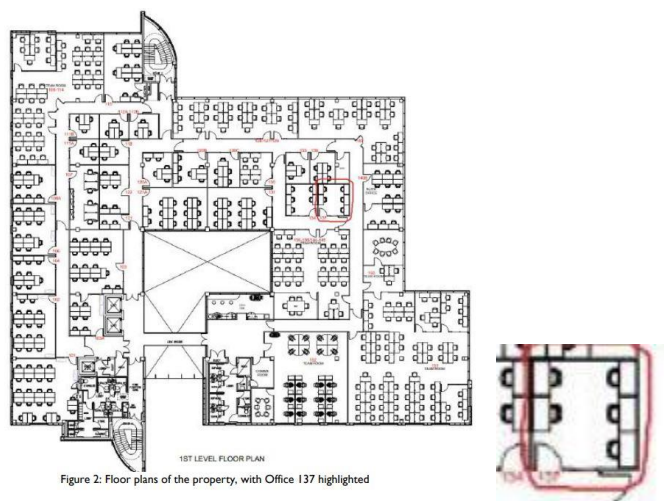


Figure 2: Floor plans of the property, with Office 137 highlighted

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CONDITIONS & REASONS

1. The proposed use of use of Office 137 within 200 Brook Drive as an admin and operations centre for the purpose of running a virtual Private Hire company only with no signage, customers/public /drivers visiting the office or taxi vehicles located, based parked or waiting nearing the office, as outlined with the submitted Planning Statement reference Ref: 24074 Rev: A and highlighted on the Plan labelled Figure 2 dated May 2024. This use does not constitute a change of use under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 order. In addition, the proposed use complies with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As a result, a certificate of lawfulness may be granted.

INFORMATIVES

1. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on Building.control@reading.gov.uk OR telephone 0118 9372449 9.00am to 1.00pm Monday to Friday
2. A second plan is included in the Second Schedule which shows the location of the proposed taxi office within the building.

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Notes

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the matter specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful, on the specified date and thus, would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any matter which is materially different from that described or which relate(s) to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

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Location Plan



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