

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

To: Richard Max & Co LLP
87 Chancery Lane
London
WC2A 1ET

Application No: 231537
Application type: Certificate of Lawfulness -
Proposed Use or Development

Applicant: Cubitt Homes Developments Limited

The Reading Borough Council hereby certify that on **26/10/2023** the 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 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: Lawful commencement of the following development: Erection of two buildings containing 12 apartments pursuant to planning permission granted on appeal reference APP/E0345/A/06/2024818

Second Schedule: 1027 Oxford Road Tilehurst Reading

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 29 February 2024



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

Application At: 1027 Oxford Road Tilehurst Reading

Application No: 231537

Application type: Certificate of Lawfulness - Proposed Use or Development

CONDITIONS & REASONS

1. Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed erection of two buildings containing 12 apartments pursuant to planning permission granted on appeal reference APP/E0345/A/06/2024818.

It can be considered that the development has lawfully commenced, on the basis of the following documents:

Application supporting statement, Richard Max & Co Cubitt homes development Ltd
07/00706/REM Decision Notice - Reserved matters application pursuant to outline consent 06/00561 (demolish existing dwellings and erect 2 no. buildings containing 12 no. apartments) for approval of details of scale, appearance and landscaping. Permitted 11/10/2007

06/00561/OUT appeal reference APP/E0345/A/06/2024818 for 'The demolition of existing buildings and erection of two buildings containing 12 apartments pursuant to planning permission granted on 13/12/2006

Google Earth photo of site © 2023 Inforterra Ltd & Bluesky, Imagery date 01/07/2006

Google Earth photo of site © 2023 Inforterra Ltd & Bluesky, Imagery date 30/05/2009

Google Earth photo of site, Imagery date 06/07/2022

Google Street view photo April 2009 showing an flattened site

Title No BK2277399 Filed Plan, Official copy on 12 October 2023 at 10:37

Title No BK231885 Filed Plan, Official copy on 12 October 2023 at 10:38

Title No BK231885 edition date 13.07.2021 Official copy of register of title 1027 Oxford Road

Title No BK2277399 edition date 13.07.2021 Official copy of register of title 1025 Oxford Road

Location plan, 26 October 2023

Therefore, the Local Planning Authority can issue the applicant with a Certificate of Lawfulness for the proposed use.

Date: 29 February 2024



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



INFORMATIVES

1. Any changes to the details already supplied in relation to satisfying conditions (for example for materials and sustainability standards) would need to be re-discharged in advance of the commencement of any further development on site. Commencement of works without approval which deviate from earlier details to discharge planning conditions may otherwise be subject to planning enforcement proceedings, if considered expedient.
2. The informatives relating to potential contamination on site and appropriate sound insulation should be fully considered before any further works commence.
3. The proposed development is linked to a S106 agreement. Further payments are due on occupation of the new development and these will be subject to indexation.
4. The Local Planning Authority has worked positively and proactively to resolve relevant matters to allow this certificate to be granted within the prescribed target or agreed extended timescale for the decision to be issued. It is strongly advised that the developer contacts the Local Planning Authority for further advice regarding the details and procedures for re-commencing this development ahead of any works on site starting.

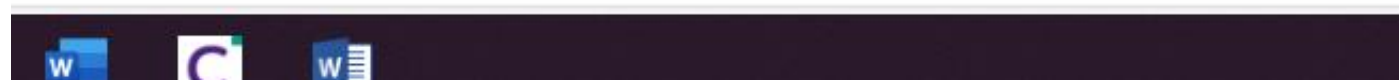
Date: 29 February 2024

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

Location plan:



03v1



Date: 29 February 2024



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

Date: 29 February 2024



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