

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: Mrs Gemma Beazley
The Courtyard,
Edinburgh Road,
Reading,
RG30 2UA

Application No: PL/24/1384
Application type: Lawful development: Existing use

Applicant: Mr Surjit Jutla

The Reading Borough Council hereby certify that on 17/10/2024 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 blue 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):

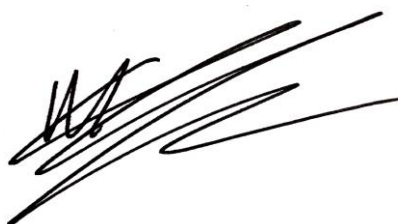
First Schedule: Use of the building as 2 flats (class C3) as shown on the drawings listed below.

Second Schedule: 14 NEWPORT ROAD, READING, RG1 8EA

1. The plans and submitted information has been assessed and it can be confirmed that, on the balance of probability, the site has been in use as two flats for over four years and that a certificate should be granted.
2. The Local Planning Authority has worked positively and proactively with the applicant. And the decision to grant the certificate has been made within the agreed extended time period.
3. In reaching this decision the local planning authority has taken the following submitted information into consideration:

Location Plan
Floor Plan
Statutory Declaration
Site Photos (*submitted by applicant*)
Tenancy agreement Ground Floor – 01/12/2019 to 30/11/2020
Tenancy agreement Ground Floor – 01/12/2020 to 30/11/2021

Date: 28 February 2025



SDV

Acting Assistant Director of Planning,
Transport and Public Protection Services

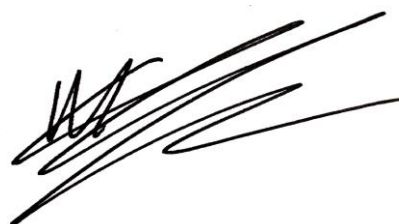
Tenancy agreement Ground Floor – 01/04/2021 to 31/03/2022
Tenancy agreement Ground Floor – 27/05/2022 to 26/05/2023
Tenancy agreement Ground Floor – 27/05/2023 to 26/05/2024
Tenancy agreement Ground Floor – 12/12/2023 to 12/12/2024
Tenancy agreement Top Floor – 03/01/2020 to 02/01/2021
Tenancy agreement Top Floor – 03/01/2021 to 2/01/2022
Tenancy agreement Top Floor – 15/05/2021 to 14/05/2022
Tenancy agreement Top Floor – 22/11/2022 to 21/11/2023
Tenancy agreement Top Floor – 22/11/2023 to 21/11/2024
Deposit Protection Certificate (Ground) – For tenancy agreements 01/12/2019 to 30/11/2021
Deposit Protection Certificate (Ground) – For tenancy agreements 01/12/2021 to 31/03/2022
Deposit Protection Certificate (Ground) – For tenancy agreements 27/05/2023 to 26/05/2024
Deposit Protection Certificate (Ground) – For tenancy agreements 12/12/2023 to 11/12/2024
Deposit Protection Certificate (Top) – For tenancy agreement 03/01/2020 to 02/01/2022
Deposit Protection Certificate (Top) – For tenancy agreement 15/05/2021 to 14/05/2022
Deposit Protection Certificate (Top) – For tenancy agreement 23/11/2021 to 21/11/2024



Informatives

1. The Local Planning Authority has worked positively and proactively with the applicant to issue a discussion within the agreed extended time period.
2. In reaching this decision the local planning authority has taken the following submitted information into consideration:

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Location Plan

Floor Plan

Statutory Declaration

Site Photos (*submitted by applicant*)

Tenancy agreement Ground Floor – 01/12/2019 to 30/11/2020

Tenancy agreement Ground Floor – 01/12/2020 to 30/11/2021

Tenancy agreement Ground Floor – 01/04/2021 to 31/03/2022

Tenancy agreement Ground Floor – 27/05/2022 to 26/05/2023

Tenancy agreement Ground Floor – 27/05/2023 to 26/05/2024

Tenancy agreement Ground Floor – 12/12/2023 to 12/12/2024

Tenancy agreement Top Floor – 03/01/2020 to 02/01/2021

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Deposit Protection Certificate (Top) – For tenancy agreement 03/01/2020 to 02/01/2022

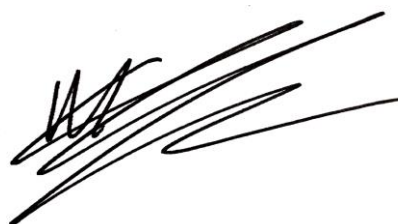
Deposit Protection Certificate (Top) – For tenancy agreement 15/05/2021 to 14/05/2022

Deposit Protection Certificate (Top) – For tenancy agreement 23/11/2021 to 21/11/2024

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

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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: <https://acp.planninginspectorate.gov.uk/>

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