

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: Forrest Property Services
12 The Square
Ralph's Ride
Harmanswater
Bracknell
RG12 7LP

Application No: PL23/1583
Application type: Lawful development:
Existing use

Applicant: Forrest Property Services

The Reading Borough Council hereby certify that on 07/11/2023 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 (Appendix 1) and in reference to the internal layout (Appendix 2) was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The applicant has provided sufficient evidence or other information that satisfies the Local Planning Authority that 45 Elm Park Road has been used as two self-contained one-bedroom flats (use class C3) for the requisite 4 year period and there is no evidence to suggest that this use was changed or lost. The Council holds supporting information for the applicant's claim. It follows that there is sufficient justification to grant the certificate of lawfulness applied for by the applicant.

First Schedule: Existing use of the property as 2 flats comprising a one one-bedroom flat on the ground floor and a one one-bedroom flat on the first floor as shown in submitted Appendices 1 and 2.

Second Schedule: 45 Elm Park Road Reading

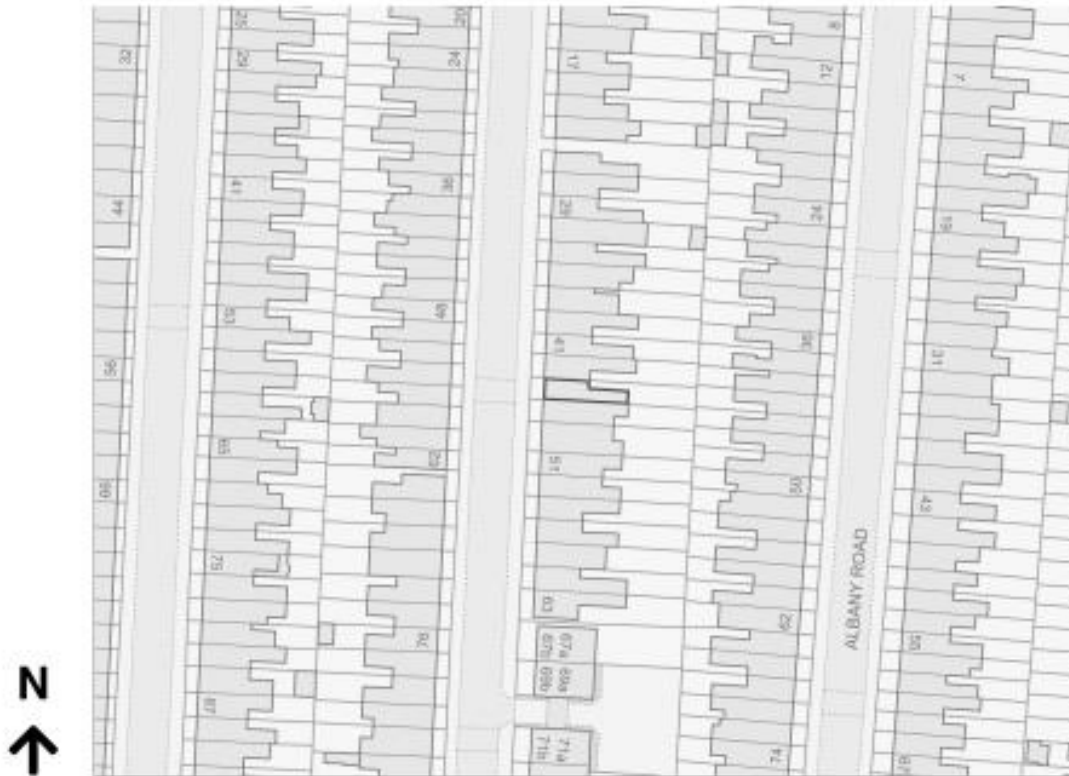
Date: 11 April 2025



JW

Assistant Director of Planning, Transport and
Public Protection Services

Appendix 1 – Location Plan (Not to scale)



Date: 11 April 2025



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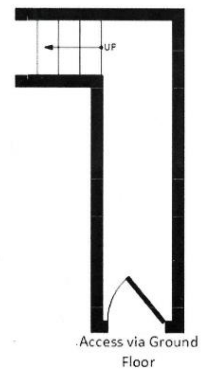
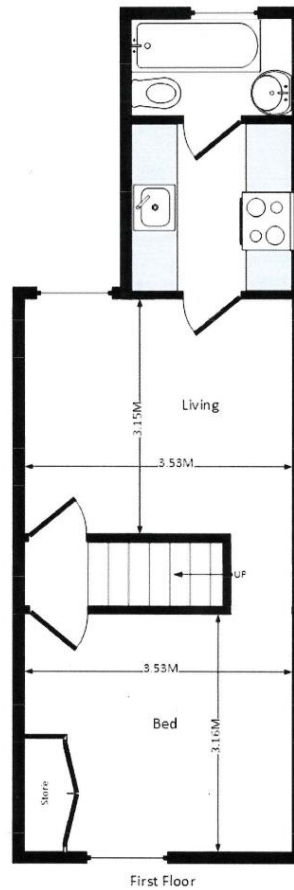
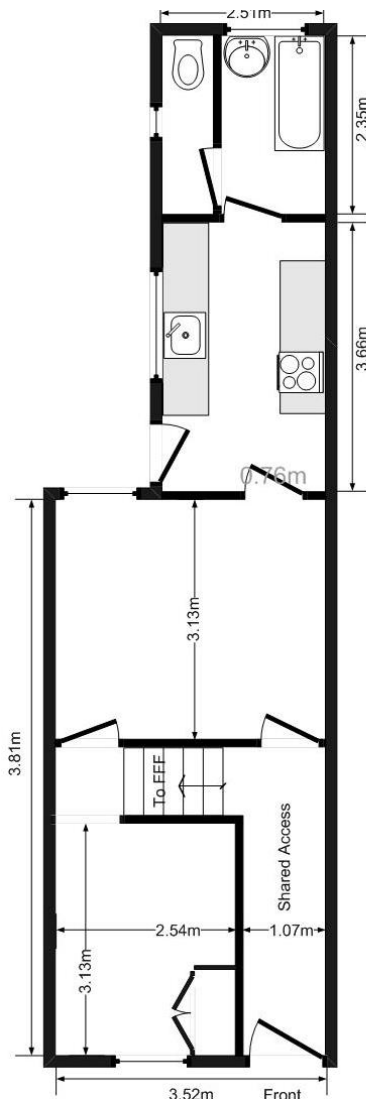
Assistant Director of Planning, Transport and
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Appendix 2 – Floor Plan

Ground floor

First floor



Ground Floor Flat
45 Elm Park Road
Reading
RG30 2TP

Scale 1:50

Date: 11 April 2025

JW

Assistant Director of Planning, Transport and
Public Protection Services

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/>