

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: Mr Mark Cooke
Unit 2 Meridian Office Park,
Osborn Way,
Hook,
RG27 9HY

Application No: PL/25/0352
Application type: Lawful development: Existing use

Applicant: Mr Tony Chima

The Reading Borough Council hereby certify that on 05/03/2025 the matter 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 below was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. Pre-commencement Conditions 11, 12, and 13 were discharged prior to the expiry of planning permission PL/21/0854. It is considered that pre-commencement Condition 7 could be equally effective if it had been worded as a pre-occupation condition. Additionally, the submitted planning statement indicates that the approved extract duct was installed prior to the expiry of planning permission PL/21/0854.

In the absence of information or substantial evidence to contradict or make the applicant's version less probable, it is considered, on balance, that the premises at 56 Christchurch Road have been lawfully implemented in accordance with permission PL/21/0854. Therefore, it is considered that a Certificate of Lawfulness confirming that planning permission PL/21/0854 has been lawfully implemented should be granted. The certificate should be read in conjunction with planning permission PL/21/0854 and approval of details permission PL/22/0989.

First Schedule: Certificate of Lawfulness to establish that planning permission 210854 has been lawfully implemented; Change of use of ground floor from shop (Class E) to hot food takeaway (Class Sui Generis), and installation of extract duct to rear at 56 Christchurch Road, Reading, RG2 7AZ

Date: 30th April 2025



JBM
**Acting Assistant Director, Planning,
Transport & Public Protection**

Second Schedule: 56, Christchurch Road, Reading, RG2 7AZ



Informatives:

1. Prior to the first occupation of the approved development, discharge of conditions applications are required to be submitted to and approved in writing by the local planning authority in relation to conditions 7 (Odour Assessment) and 14 (Delivery and Servicing Plan). A series of compliance-worded conditions are also required to be adhered to.
2. Since the original planning permission was granted, the reference numbering of applications has changed. At the time of the permission the reference number was 210854, whereas applications are now referenced with the inclusion of 'PL/___/___'. Permission 210854 is therefore now referred to as PL/21/0854, as referenced above.

Date: 30th April 2025



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**Acting Assistant Director, Planning,
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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/operations/matter described in the First Schedule and to the land specified in the Second Schedule and identified on the above plan. Any use/operations/matters which is/are materially different from that/those 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/>

Date: 30th April 2025



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