Reading 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 35

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

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

Application No: PL/25/0452
Application type: Lawful development: Existing use

Applicant: Noble & Jones Property Management

The Reading Borough Council hereby certify that on 24/03/2025 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 red 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):

1. It is considered that the premises at 542 Oxford Road, Reading, RG30 1EG, has been in continuous use as six self-contained flats: 1 x 2-bedroom flat (flat 1) at basement level, 2 x bedsits (flats 2 & 3) at ground floor level, 2 x bedsits (flats 3 & 4) at first floor level, and 1 x bedsit (flat 5) at second floor level, for a period of at least 4 years and there is no evidence to suggest that this use was changed or lost. It follows that there is sufficient justification to grant the certificate of lawfulness applied for by the applicant.

First Schedule: Certificate of lawfulness for existing use as 6 self-contained dwellings as shown on the floor plans received 24th March 2025.

Second Schedule: 542 OXFORD ROAD, READING, RG30 1EG

Date: 19th May 2025

AA

Acting Assistant Director, Planning, Transport & Public Protection

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Location Plan (not to scale)

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 described or which relate/s to other land may render the owner or occupier liable to enforcement action.

Date: 19th May 2025

AA

Acting Assistant Director, Planning, Transport & Public Protection

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: 19th May 2025

AA

Acting Assistant Director, Planning, Transport & Public Protection