

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 Antonio Mariano
8 Boults Walk
Reading
RG2 0AX

Application No: PL25/0698
Application type: Certificate of
Lawfulness - Existing Use or
Development

Applicant: Mr Antonio Mariano

The Reading Borough Council hereby certify that on 12/05/2025 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 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 the use of the ground floor, first floor and second floor of 28 Cumberland Road has been in use as a self contained HMO use class C3 begun more than 10 years ago and the self contained basement flat has been in use for more than 4 years. There is no evidence to suggest each of these uses were 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 of the property as two self-contained flats within a four storey terraced house, comprising of studio flat (Use Class C3) in the basement, with a separate entrance and a six bedroom flat in the upper three-storeys (Use Class C4) comprising of two bedrooms, kitchen and garden at ground floor (Room 1&2), two bedrooms, showers and toilets on the first floor (Room 3 & 4), two bedrooms on the second floor (Room 5&6) as shown on the floor plans in Appendix 1.

Second Schedule: 28 CUMBERLAND ROAD, READING, RG1 3LB as shown in Appendix 2.

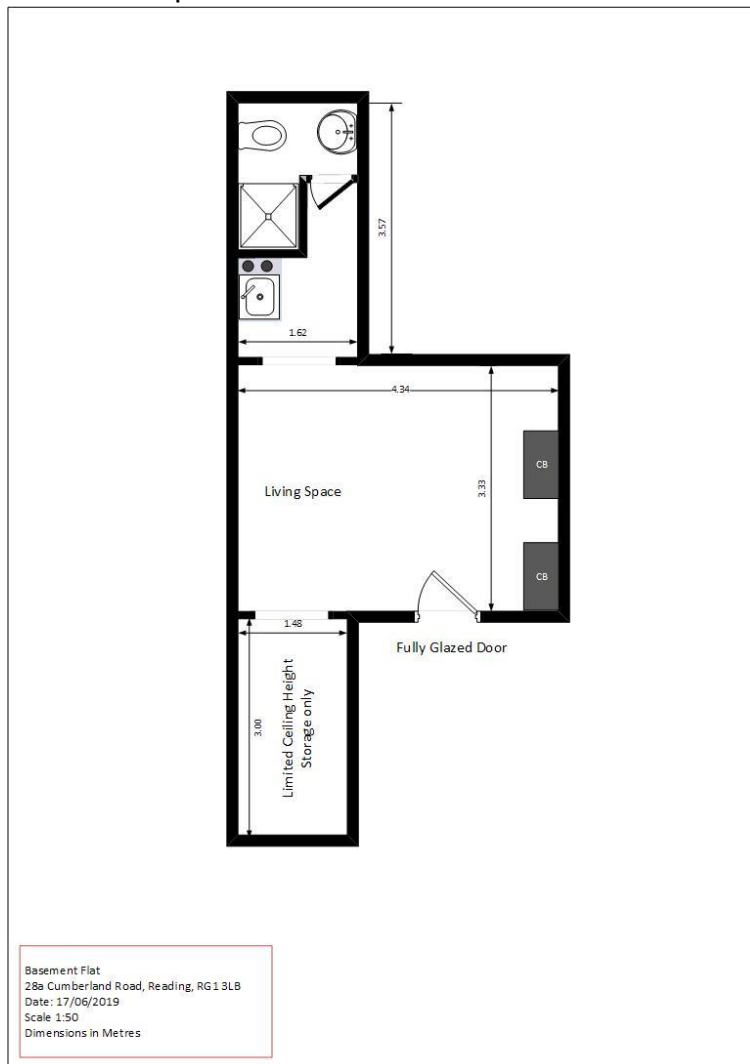
Date: 7 October 2025



SDV

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

Appendix 1 Floor plans of 28 Cumberland Road

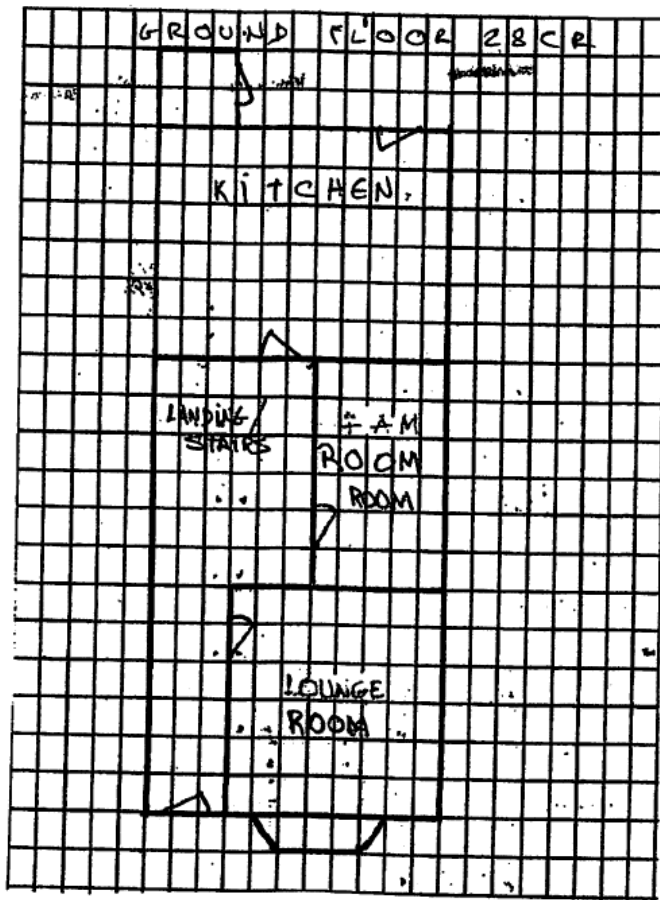


Date: 7 October 2025



SDV

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

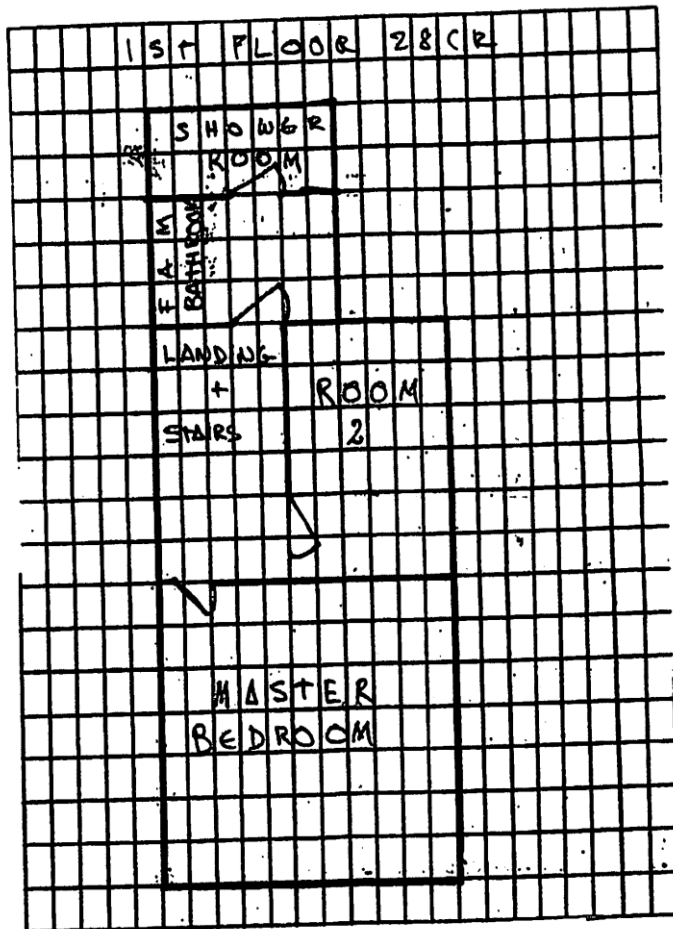


Ground Floor floor plan

Date: 7 October 2025

SDV

Acting Assistant Director, Planning,
Transport & Public Protection

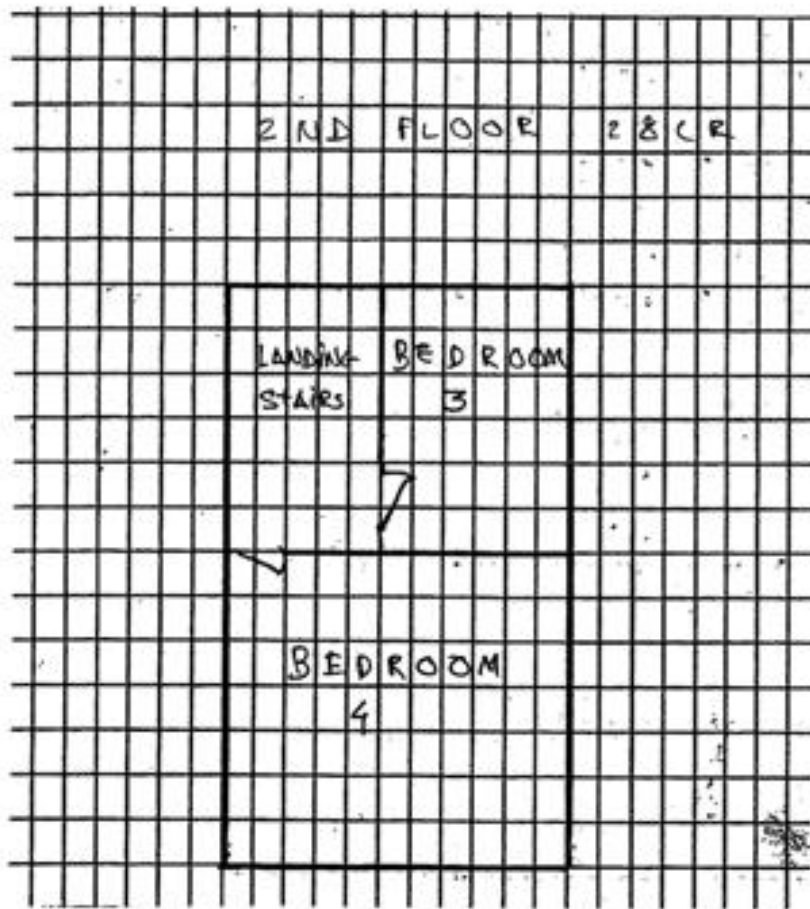


First Floor floor plan

Date: 7 October 2025

SDV

Acting Assistant Director, Planning,
Transport & Public Protection



Second Floor floor plan

Date: 7 October 2025

SDV

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

Appendix 2
Location Plan not to scale



Date: 7 October 2025



SDV

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

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/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 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/>