

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

Applicant: Mr Paul Fenton

Application No: PL/26/0086

Application type: Lawful development:
Existing Use

The Reading Borough Council hereby certify that on 26/01/2026 the uses 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 were lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

The applicant has provided sufficient evidence or other information that satisfies the Local Planning Authority that the use of 62 George Street as a 6 bedroom, 6 person HMO (Class C4) and 1 x self-contained residential unit (Class C3), comprising:

- Basement floor – uses associated with the HMO (Flat 1)
- Ground floor – uses associated with the HMO and bedroom 1 of the HMO (towards the eastern side of the building, associated with Flat 1) and 1 x studio self-contained residential unit (Flat 2, at the western end of the main building)
- First floor – uses associated with the HMO and bedrooms 2, 3 and 4 of the HMO (all associated with Flat 1)
- Second floor – bedrooms 5 and 6 of the HMO (all associated with Flat 1)

This began more than 10 years ago (in relation to Flat 1) and 4 years ago (in relation to Flat 2) and there is no evidence to suggest these uses were lost or changed. It follows that there is sufficient justification to grant the certificate of lawfulness applied for by the applicant.

Date: 23 March 2026



SDV

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

First Schedule: Certificate of Lawfulness for existing use of Flat 1 (basement, ground, first and second floor levels) as a 6 bedroom, 6 person HMO (Class C4) and Flat 2 (ground and mezzanine floor levels) as 1 self-contained residential unit (Class C3), as shown on the following drawings:

- Drawing 1 (Basement and Ground Floor level)
- Drawing 2 (Ground Floor level rear (Flat 2))
- Drawing 3 (Ground Floor level)
- Drawing 4 (Basement Floor level)
- Drawing 5 (First Floor level)
- Drawing 6 (Second Floor level)

As all received on 26/01/2026 and, for completeness, shown below the location plan in Schedule 2 :

Second Schedule: 62 GEORGE STREET, READING, RG1 7NT

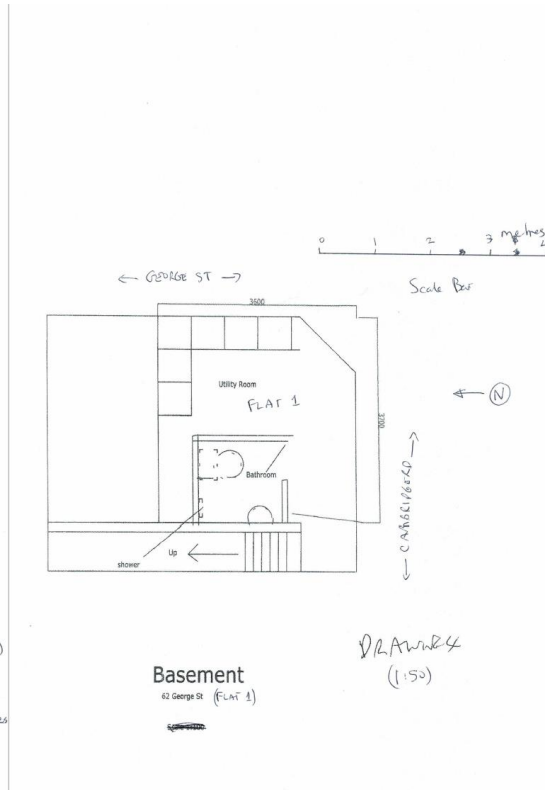
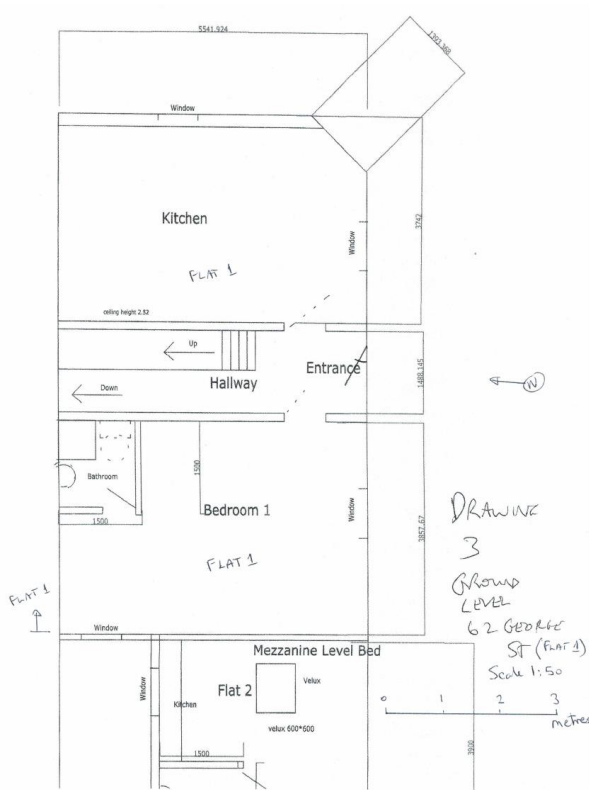
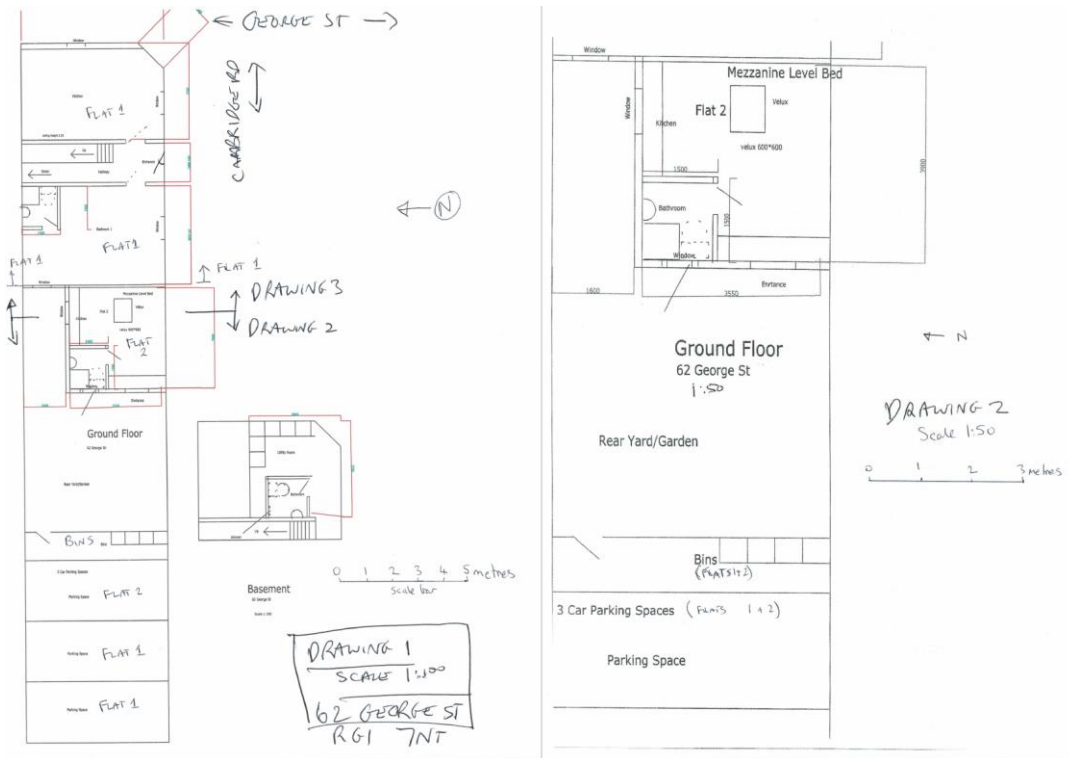


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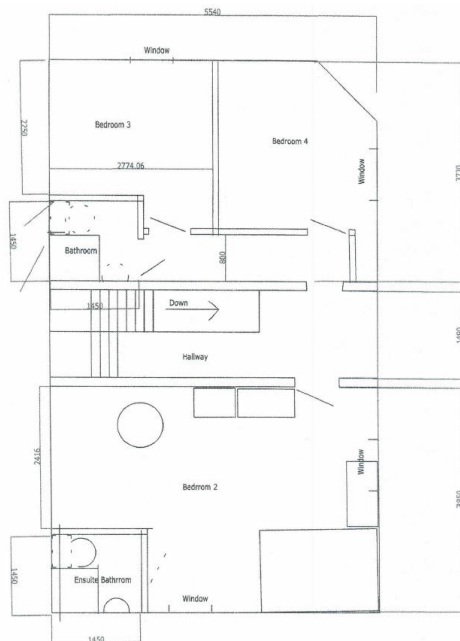
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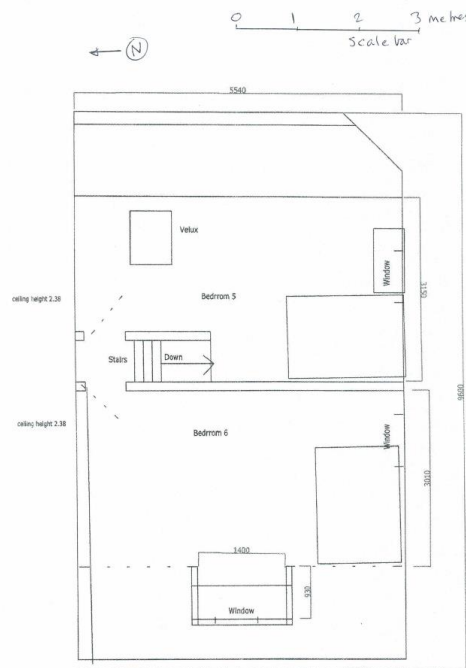
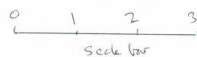
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First Floor
62 George St (FLAT 1)
Scale 1:500

DRAWING 5 (1:50)



2nd floor
62 George St
FLAT 1
Scale 1:50

DRAWING 6

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 uses specified in the First Schedule taking place on the land described in the Second Schedule were lawful, on the specified date and, thus, 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.
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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