



Reading
Borough Council
Working better with you

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 (as amended by
Section 10 of the Planning and Compensation Act 1991)**

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
: ARTICLE 39**

To: Mr Nick Evans
250 South Oak Way
Green Park
Reading
RG2 6UG

Application No: 191318
Application type: Certificate of Lawfulness -
Existing Use or Development

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (EXISTING)
REFUSAL NOTICE**

Applicant: Mr William Darlow

The Reading Borough Council hereby notify you that your application received on **13 August 2019** for a Certificate of Lawful Use or Development (within the meaning of Section 191 of the Town and Country Planning Act 1990) for the use/operations/matter described in the First Schedule in respect of land specified in the Second Schedule is **REFUSED** for the reasons below:

1. The applicant has provided contradictory and insufficient evidence or other information that does not demonstrate to the Local Planning Authority that the use of the self-contained studio (C3 use) has been ongoing continuously for at least four years. It follows that there is no justification to grant the certificate of lawfulness applied for by the applicant.

Informatives:

1. The Local Planning Authority worked positively and proactively to determine the application within an agreed time frame. After a series of discussions with the Council's Planning Solicitor, the agent was advised that the application would be refused if not withdrawn but opted for the refusal of the certificate.

Date: 6 November 2020

Head of Planning, Development
& Regulatory Services

AA

First Schedule

Existing use as a self contained studio (C3 use)

Second Schedule

The Kiln 16a Romany Lane Tilehurst Reading RG30 6AP

1:1250 Location Plan (Not to scale)



Please read the notes attached.

Date: 6 November 2020



Head of Planning, Development
& Regulatory Services

AA

Notes

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.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.