**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 39**

# CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

To: Award Design
2 Buttermere Drive
Camberley
GU15 1QU

Application No: 201707
Application type: Certificate of Lawfulness - Proposed Use or Development

**Applicant:** Mr C Hopkins

The Reading Borough Council hereby certify that on **30/11/2020** 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 black on the attached plan would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

**First Schedule:** Certificate of Lawfulness for proposed single storey extension and rear dormer

**Second Schedule:** 31 St Saviours Road Reading RG1 6EJ

Date: 25th of January 2021

BCN
Head of Planning, Development
& Regulatory Services

Reading Borough Council
Working better with you

## CONDITIONS & REASONS

1. Evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed loft conversion.

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) Class A and B, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. It can be confirmed that the proposed operation would be lawful for planning purposes on the basis of the drawings;

Dwg No: AD4458 – Proposed
As received 1 December 2020

2. The materials to be used in the construction of the external surfaces of the development have been confirmed shall match those used on the existing building. Therefore the Local Planning Authority can issue the applicant with a Certificate of Lawfulness for the proposed development.

## INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

2. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

3. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

**SCHEDULE 1**

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**Notes**

1. This certificate is issued solely for the purpose of section 192 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 would have been lawful, on the specified date and, thus, would not have been 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/matter 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. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

5. 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/