

**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 Simon Claridge
13 Kimmeridge
Bracknell
RG12 0UD

Application No: 200984
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: Mr Simon Claridge

The Reading Borough Council hereby certify that on **21 July 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 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. In the absence of information or evidence to contradict or make the applicant's version less probable, on the balance of probability, that as shown on the plans, 175-18-1 Area Plan, 175-18-2 Site Plan, as received on 4th July 2020 and 175-18-7 Ground Floor Plan Existing, 175-18-8 First Floor Plan Existing, 175-18-9 Loft Floor Plan - Existing, 175-18-10 Roof Plan Existing, 175-18-11 Front Elevation Existing, 175-18-12 Rear Elevation Existing, as received on 9th September, it is considered that the premises known as 6 Upper Crown Street, Reading, RG1 2SS, including existing first floor rear bathroom and loft extension has operated as a C3 dwelling. It is therefore considered a Certificate of Lawfulness should be granted.

First Schedule: Certificate of Lawfulness for existing first floor rear bathroom, loft extension and whole house as a C3 dwelling

Second Schedule: 6 Upper Crown Street Reading RG1 2SS

SFB

Date: 28 September 2020



Head of Planning, Development
& Regulatory Services



Reading
Borough Council
Working better with you



SFB

Date: 28 September 2020

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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.
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/>