

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: Mr John Davis
270 Hemdean Road
Caversham
Reading
RG4 7QT

Application No: 181292
Application type: Certificate of Lawfulness -
Proposed Use or Development

Applicant: Mr John Davis

The Reading Borough Council hereby certify that on **25/07/2018** 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: The proposed use is considered to be lawful:

- the use of existing garden room as a psychotherapy room for use ancillary/incidental to the use of the host property at No. 270 Hemdean Road as a C3 dwellinghouse only
- the garden room to be used for no more than of 5x 50 minute appointments per working week (Monday-Friday inclusive)
- occurring on no more than 3x working weekdays between the hours of 09.30 to 14.50 and 15.30 to 18.45pm only
- there to be not less than 30 minutes between each appointment.

Second Schedule: 270 Hemdean Road Caversham Reading RG4 7QT

Date: 27 November 2018



Head of Planning, Development & Regulatory Services *RE*

CONDITIONS & REASONS

1. The proposal has been assessed against section 192 of the Town and Country Planning Act 1990 and it has been confirmed that the proposal would be lawful, on the basis of the submitted location plan, land registry deed and emails received, confirming the nature of the proposed use.

INFORMATIVES

1. If additional hours for the use as a psychotherapy room are needed, above those outlined for this proposal for a lawful development certificate, a full planning application would be required.

Date: 27 November 2018



Head of Planning, Development & Regulatory Services *RE*

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:

<http://www.planningportal.gov.uk/permission/responsibilities/planningpermission/ldc>