

**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 Nigel Elkes
4b Paddock Road
Caversham
Reading
RG4 5BY

Application No: 180195
Application type: Certificate of Lawfulness -
Existing Use

Applicant: Mr Nigel Elkes

The Reading Borough Council hereby certify that on **12 February 2018** the use 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 was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. On the basis of the available evidence and on the balance of probabilities, it is considered that the building has been in continuous use as a single dwellignhouse for a period exceeding 4 years and is therefore immune to enforcement action. It is therefore considered a Certificate of Lawfulness should be granted, for purposes under the C3 Use Class, as shown on the location plan and existing floor plans received 31st January 2018.

First Schedule: Use of detached outbuilding as residential flat

Second Schedule: 32 Ardler Road Caversham Reading RG4 5AE

Date: 12 July 2018



Head of Planning, Development
& Regulatory Services *JPM*



Reading
Borough Council
Working better with you

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 472028, 174796



G. L. Anderson

Date: 12 July 2018

Head of Planning, Development
& Regulatory Services *JPM*

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 specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was 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 described in the First Schedule and to the land specified in the Second Schedule and identified on the above plan. Any use which is materially different from that described or which relates 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: <http://www.planningportal.co.uk>