

**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: Russell-Cooke LLP
2 Putney Hill
Putney
London

Application No: 181499
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: Mr James Goodchild

The Reading Borough Council hereby certify that on **23 August 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 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. On the basis of the available evidence and on the balance of probabilities, it is considered that the property known as 16 St Annes Road, Caversham, RG4 7PA has operated as three self-contained flats for a period exceeding 4 years and is therefore immune from enforcement action. It is therefore considered a Certificate of Lawfulness for the use of 16 St Annes Road, Caversham, RG4 7PA as three self-contained flats can be issued.

First Schedule: Certificate of Lawfulness for existing use as 3 flats

Second Schedule: 16 St Annes Road Caversham Reading



Date: 16 November 2018

Head of Planning, Development & Regulatory Services *RE*

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:

<http://www.planningportal.gov.uk/planning/appeals/otherappealscasework/lawfuldevelopment>