

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 (as amended by
Section 10 of the Planning and Compensation Act 1991)**

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
: ARTICLE 39**

To: Mr Adam Westcott
Old Vicarage
3 Woodgate
Helpston
PE6 7ED

Application No: 180154
Application type: Certificate of Lawfulness -
Existing Use or Development

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (EXISTING)
REFUSAL NOTICE**

Applicant: Mr Adam Westcott

The Reading Borough Council hereby notify you that your application received on **17 May 2018** for a Certificate of Lawful Use or Development (within the meaning of Section 191 of the Town and Country Planning Act 1990) for the use/operations/matter described in the First Schedule in respect of land specified in the Second Schedule is REFUSED for the reasons below:

1. The applicant has not provided sufficient evidence or other information that satisfies the Local Planning Authority that the use of the first floor of the building as a 1 bedroom self-contained flat has been ongoing for more than four years. It follows that there is no justification to grant the certificate of lawfulness applied for by the applicant.

Date: 21 December 2018



Head of Planning, Development
& Regulatory Services

First Schedule

Certificate of lawfulness for the existing use of the first floor of the building as a one bedroom flat

Second Schedule

44 Addington Road Reading RG1 5PX



Please read the notes attached.

Date: 21 December 2018



Head of Planning, Development
& Regulatory Services

Notes

1. 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/>