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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: Colony Architects
250 South Oak Way
Green Park
Reading
RG2 6UG

Application No: 172176
Application type: Certificate of Lawfulness -
Proposed Use or Development

Applicant: Mr Spencer Chaplin

The Reading Borough Council hereby certify that on **08/12/2017** 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: Proposed loft dormer constructed to rear elevation.

Second Schedule: 187 Caversham Road Reading RG1 8BB

Date: 9 February 2018



Head of Planning, Development & Regulatory Services *RE*

CONDITIONS & REASONS

1. The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class B and Class C, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, and it has been confirmed that the proposal would be lawful, on the basis of the following submitted drawings:

366-03-04 Front and rear elevation as proposed

366-03-00 Ground floor plan as proposed

366-03-02 Second floor plan as proposed

366-03-04 Section A-A as proposed

366-03-04 Front and rear elevation as proposed

All received on 6th December 2017; and

366-03-01 Rev 1.1 First floor plan as proposed received on 6th February 2018.

Therefore the Local Planning Authority will, on this occasion, issue the applicant with a Certificate of Lawfulness for the proposed development.

INFORMATIVES

1. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on 0118 937 2449 for advice.

2. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

3. Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link:

<https://www.gov.uk/wildlife-licences>

4. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow the certificate to be granted within the prescribed target or agreed extended timescale for the decision to be issued.



Date: 9 February 2018

Head of Planning, Development & Regulatory Services *RE*

5. The application as submitted has been assessed as a C3 dwellinghouse as shown on the application form. Please note that this certificate only certifies the construction of the loft dormer and roof windows and does not authorise any other form of use or development.

Date: 9 February 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>