

**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 and Mrs Michael and Daphne Parker Application No: 171600
Fifield Farm Application type: Certificate of Lawfulness -
Marlston Road Existing Use or Development
Near Hermitage
RG18 9UN

Applicant: Mr and Mrs Michael and Daphne Parker

The Reading Borough Council hereby certify that on **27 September 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 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 building has been in continuous use as two separate flats for a period exceeding 4 years and is therefore immune to enforcement action. Therefore, a Certificate of Lawfulness can be granted.

First Schedule: Certificate of Lawfulness for Existing Use as 2 flats

Second Schedule: 1 & 1a Parkwood Court 34 Ardler Road Caversham Reading RG4 5AE

Date: 17 January 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>