

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 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**

To: Mr Nicholas Handslip
First Floor
1 Munro Terrace
London
SW10 0DL

Application No: 181765
Application type: Certificate of Lawfulness -
Proposed Use or Development

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (PROPOSED)
REFUSAL NOTICE

Applicant: Mr Nicholas Handslip

The Reading Borough Council hereby notify you that your application received on **9 October 2018** for a certificate of lawful use or development (within the meaning of section 192 of the Town and Country Planning Act 1990) for the matter described in the First Schedule in respect of the land specified in the Second Schedule is REFUSED for the reasons below:

1. The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and it is concluded that the proposal is not lawful as the applicant has failed to demonstrate that the materials to be used in the exterior work will be of similar appearance to those used in the construction of the existing dwellinghouse, thereby meaning that it cannot be determined that the proposal complies with condition B.2 (a)).

Date: 4 December 2018



Head of Planning, Development
& Regulatory Services *J.B.M.*



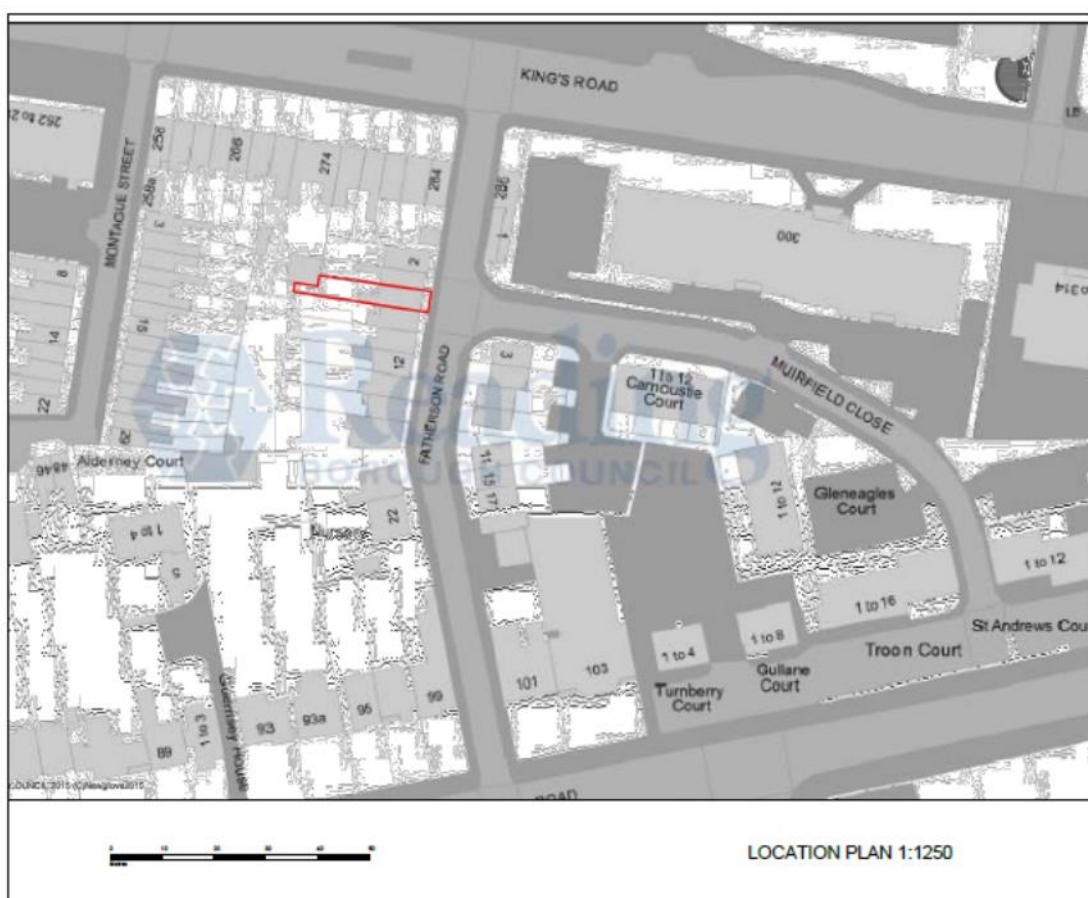
Reading
Borough Council
Working better with you

First Schedule

Loft conversion consisting of flat roof dormer to rear elevation

Second Schedule

6 Fatherson Road Reading RG1 4PL



Please read the notes and infomatives attached.

Date: 4 December 2018

Head of Planning, Development
& Regulatory Services *J.P.M.*

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:

<http://www.planningportal.co.uk>

INFORMATIVES

1. The following plans were considered in reaching this decision:

PL01 Rev P4 Existing Floor Plans

PL02 Rev P2 Existing Elevations

PL03 P1 Existing North Side Elevation

PL04 Rev P3 Existing Longitudinal Section

PL05 Rev P8 Proposed 2nd Floor Plan

PL06 Rev P5 Proposed Elevations

PL07 Rev P2 Proposed North Side Elevation

PL08 Rev P4 Proposed Longitudinal Section

PL09 Rev P4 Scheme Roof Plan

Received: 10th October 2018.

PL00 Rev I2 Block & Location Plans

Received: 7th November 2018.

2. In respect of the reason for refusal, the applicant was advised via email on 23/11/18 and 29/11/18 for material details to be submitted, and subsequently via telephone (voicemail message left) on 04/12/18, otherwise the certificate would be refused. No response was received in all instances within the timeframes set. In any future submission it is advised that the existing and proposed plan/elevations include annotations denoting the existing/proposed (as appropriate) materials.
3. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow the lawful development certificate to be granted within the prescribed target timescale for the decision to be issued. The applicant was advised via email on 23/11/18 and 29/11/18 and voicemail on 04/12/18 that details of the proposed external materials were required to be submitted but no response was received.