

**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: Plan It Design
10 Cae Llwyndu
Nelson
CF46 6HX

Application No: 161240
Application type: Certificate of Lawfulness -
Proposed Use or Development

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

Applicant: Ms Iona Young

The Reading Borough Council hereby notify you that your application received on **4 July 2016** for a certificate of lawful use or development (within the meaning of section 192 of the Town and Country Planning Act 1990) for the use/operations/matter described in the First Schedule in respect of the land specified in the Second Schedule is REFUSED for the reasons below:

1. The proposed loft conversion incorporating rear dormer window would not constitute permitted development under Schedule 2, Part 1 Class B of the Town and Country (General Permitted Development) (England) Order 2015 as the site is located on Article 2(3) Land - in this instance a Conservation Area. The proposed development is not considered lawful and, as such, planning permission from the Local Planning Authority is required.

Date: 31 August 2016



Head of Planning, Development
& Regulatory Services

First Schedule

Loft conversion and rear dormer window

Second Schedule

44 Goldsmid Road Reading RG1 7YB

Please read the notes attached.

Date: 31 August 2016



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:

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