

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: The Loft Conversion Company (Rdg)
60 Grasmere Avenue
Tilehurst
Reading
RG30 6XX

Application No: 170829
Application type: Certificate of Lawfulness -
Proposed Use or Development

Applicant: Mr & Mrs Zachariadis

The Reading Borough Council hereby certify that on **24/05/2017** 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 red 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: Loft conversion with rear facing dormer and single storey rear extension

Second Schedule: 14 George Palmer Close Reading RG2 7QW

Date: 18 July 2017



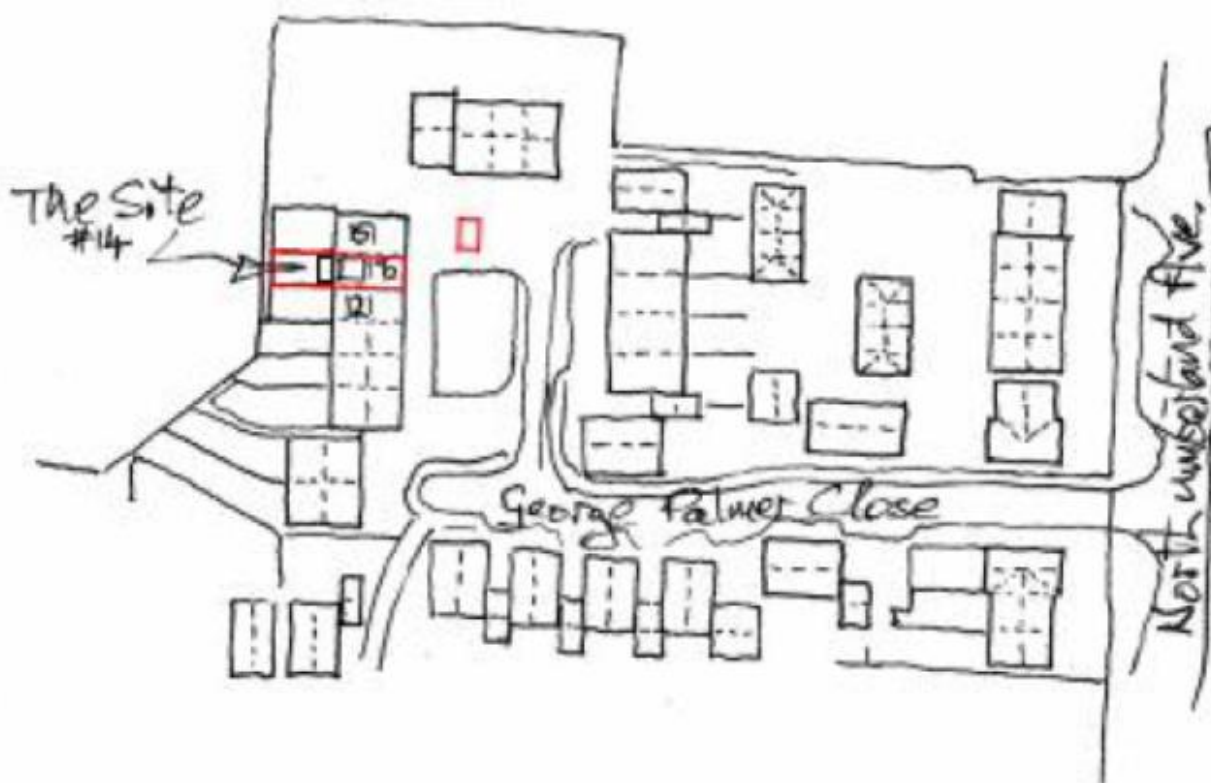
SDV

Head of Planning, Development
& Regulatory Services

CONDITIONS & REASONS

1. The proposal has been assessed against Classes A, B and C, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 and it has been confirmed that the proposal would not require planning permission, on the basis of drawings 0046- 822 Rev B and 34BR_PD_P03 received by Reading Borough Council on 11 July 2017. Therefore a Certificate of Lawfulness of Proposed Development can be issued for the proposal.

“The Attached Plan”



Date: 18 July 2017


SDV
Head of Planning, Development
& Regulatory Services

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>