

**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: Gilfillan Studios
375 Wokingham Road
Earley
Reading
RG6 7EH

Application No: 170906
Application type: Certificate of Lawfulness -
Existing Use or Development

Applicant: Mr & Mrs Hawkins

The Reading Borough Council hereby certify that on **16 June 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 (one on the ground floor and one first floor) for a period of at least 4 years and is therefore immune to enforcement action. It is therefore considered that a Certificate of Lawfulness should be granted, for purposes under the C3 Use Class, as shown on the drawing submitted Ref. 02 Revision A Ground and First Floor Plans received on 6th June 2017.

First Schedule: Use as ground and first floor flats (Class C3)

Second Schedule: 44 Geoffreyson Road Caversham Reading RG4 7HS

Date: 4 August 2017



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>