

Town and Country Planning Act 1990: sections 191 and 192**Town and Country Planning (General Development Management Procedure)
(England) Order 2010: article 35****CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

ARD Architect
Mr Tony Derrett
Prospect Cottage
26 Windmill Road
Mortimer Common
Reading
RG7 3RN

Applicant: Mr and Mrs Derrett

PART I - DETAILS OF APPLICATION**Date of Application**

29th July 2024

Application No.

24/01604/CERTE

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Existing garage converted to home office

Prospect Cottage 26 Windmill Road Mortimer Common Reading

PART II - DECISION

West Berkshire Council hereby certify that on 29th July 2024 the operation or use described in the First Schedule of this certificate in respect of land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate, was **LAWFUL within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):**

1. Under The Town and Country Planning Act (General Permitted Development) (England) Order 2015 Schedule 2, Part 1, Class A, the works do not require planning permission as they are permitted development. The Lawful Development Certificate is therefore granted in accordance with Drawing No.24/17/01, Existing Plan (received 29/07/24) at Prospect Cottage, 26 Windmill Road, Mortimer Common, Reading, RG7 3RN.

FIRST SCHEDULE:

Existing garage converted to home office

SECOND SCHEDULE:

Prospect Cottage 26 Windmill Road Mortimer Common Reading

Decision Date :- 26th November 2024

Bob Dray
Development Manager

Notes

1. This certificate is issued solely for the purposes 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 lawful on the specified date and thus was not liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the use/operations/matter described in the First Schedule and to the land specified in the Second Schedule and identified in 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 this 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 instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

If the applicant is aggrieved by the decision of the local planning authority he may, by notice, appeal to the First Secretary of State for the DCLG in accordance with Section 195 of the Town and Country Planning Act 1990. (Appeals must be made on a form which is obtainable from The Planning Inspectorate. Room 3 O/P, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN) or online at www.planninginspectorate.gov.uk.