

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251824

Draft Recommendation: Wokingham Borough Council hereby certify that on 11 August 2025 (being the date of application for this certificate), and subject to any conditions or informatives below, the use/operations/matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto, and edged red on the attached plan **would have been lawful** within the meaning of Section 191/192 of the Town and Country Planning Act 1990 (as amended) or section 26H (2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 (as amended), for the following reason(s):

1. Based on the evidence provided and the Local Planning Authority's own information, it is considered to have been demonstrated that the 2 no. outbuildings and childcare use have been present on site for more than four years prior to the change in legislation of s171B of the TCPA on 25/04/2025.

FIRST SCHEDULE

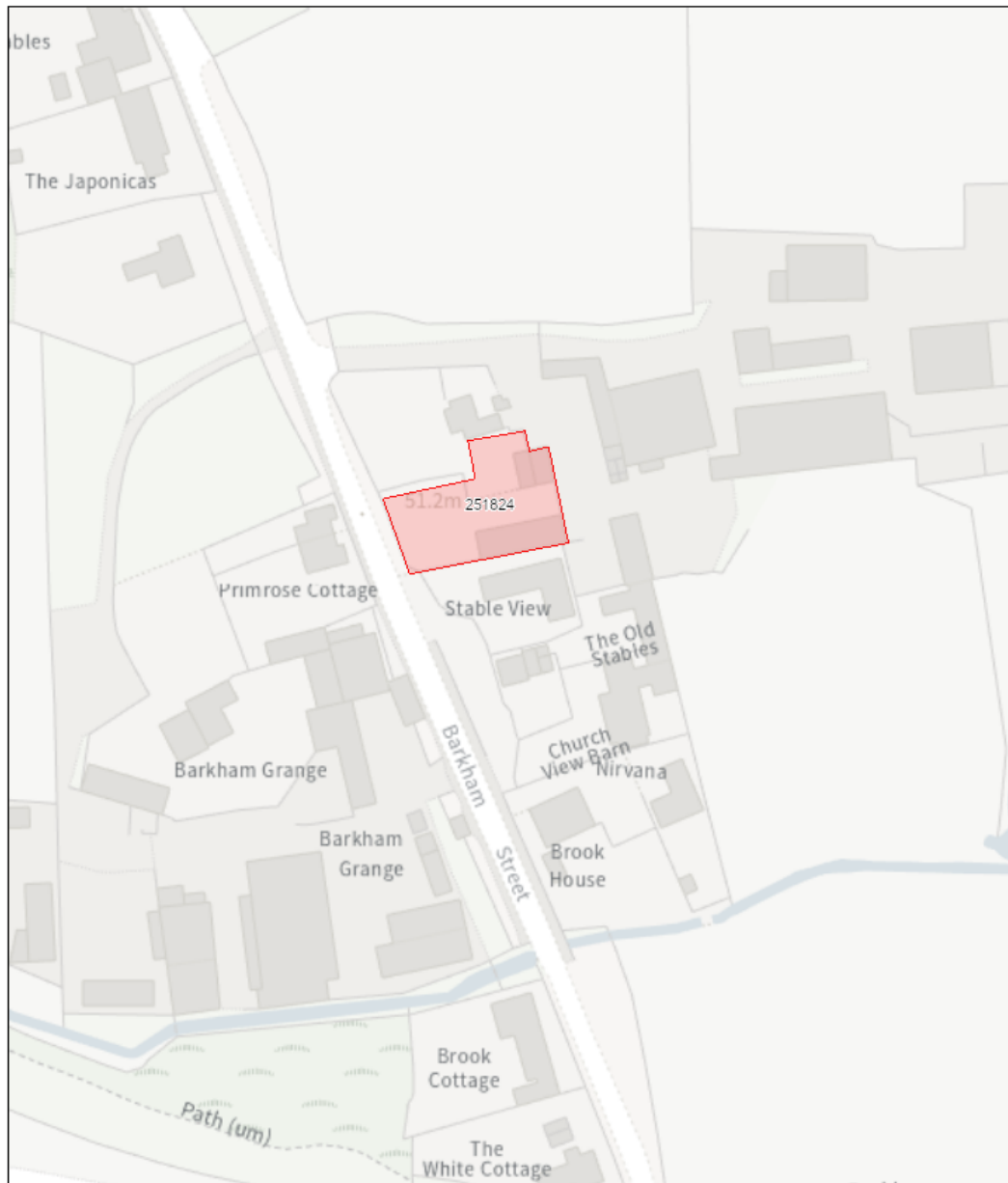
Proposal: Application for a certificate of existing lawful development for change of use of the land and the construction of 2no. buildings and use of these buildings for a childminding/nursery business (Use Class E(f)).

SECOND SCHEDULE

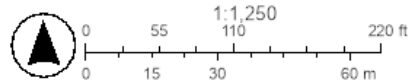
Address: Brook Farm, Barkham Street, Barkham, Wokingham, RG40 4PH

PLAN

Brook Farm, Barkham Street, RG40 4PH



24/10/2025, 11:26:59



Wokingham Internal
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Recommendation agreed:

Date: 24/10/25