

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 251835

Draft Recommendation: Wokingham Borough Council hereby certify that on 31 July 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. The relevant test for Lawful Use is the 'balance of probability'. Based on the evidence provided and the Local Planning Authority's own information, it is considered to have been demonstrated that:

a) The use of the building's ground floor has been used as a commercial workshop/store for a continuous period of over 10 years.

b) The use of the building's first floor was in use (and has remained in use) for a continuous period of 4 years prior to 25th April 2024.

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for a change use of existing barn to a commercial workshop/store (ground floor only) and residential dwellinghouse (first floor only).

SECOND SCHEDULE

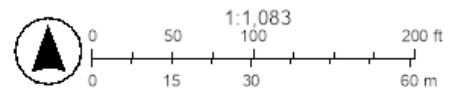
Address: Hedgerley Farm, Nelsons Lane, Hurst, Wokingham, RG10 0RR

PLAN

Hedgerley Farm, Nelsons Lane, Hurst, RG10 0RR



26/09/2025, 10:59:27



Recommendation agreed:

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Date: 26.9.25