



Planning Resolution Ltd
The Leatherhead Institute
High Street
Leatherhead
Surrey
KT22 8JB

Planning Department
Wokingham District Council

(by email only)

17th July 2024

Dear Sir/Madam

Certificate of Lawfulness of Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990

Application to confirm that the proposed use of the property as a Dentist Surgery (Use Class E) is lawful

The Red Cross Centre, 53a Denmark Street, Wokingham, RG40 2AY

Introduction

This application relates to a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) pursuant to Section 192 of the Town and Country Planning Act 1990 (as amended) relating to confirmation that use of the building as a Dentist Surgery (use class E) would be lawful.¹¹

The application for an LDC is made on behalf of the applicant: Dr. Navdip S. Sandhu.

As such this application should be considered with regards to the following documents submitted in support of this application:

- application Forms.
- this covering letter/planning statement

Legislative Context

Section 192 of the TCPA 1990 entitles any person wishing to ascertain whether any proposed use of buildings or other land is lawful, whether any operations proposed to be carried out in, on, over or under land would be lawful.

The Application Building/Site

The British Red Cross have been the freehold owner of the property since the 1920s, with the property only recently sold [to the applicant] in 2024.

The last and current use is for administrative/office use for the British Red Cross, which is use class E.

Notwithstanding the very limited planning history for the property, it has been used by The Red Cross since the 1920s, when the building was used as an orthopaedic clinics for war veterans from the First World War. Historically, it was known as the Wokingham War Memorial Orthopaedic Clinic, evident from engraved plaque that is built into the front elevation of the building. These local clinics helped rehabilitate solders during and after the war, effectively a form of outpatients clinic.

Taken from the Red Crosses [website](#), the orthopaedic clinics are describes as follows:

“After the war, Red Cross branches ran orthopaedic clinics for disabled people, such as Wokingham War Memorial Orthopaedic Clinic, which opened during the 1920s. H M King Manoel of Portugal became the representative for these clinics and visited each orthopaedic centre as it was set up throughout the country. His main concern was the importance of 'curative work, part of the recovery process whereby men were trained in a handicraft of their choice. Provision was made for carpentry, tailoring, general and electrical engineering, fretworking, painting, commercial photography, plumbing, iron working, cigarette-making, printing, sign writing, splint-making, boot and shoe making.”

The building's more recent history is based on its use as offices by the British Red Cross - since circa 1980 [\[link\]](#) - when the facilities became inadequate for orthopaedic surgeries. Since then, the premises have been used by the Red Cross as regional headquarters, having an office and administrative function (use class E).

The Proposed Use

It is proposed to open and operate a Dentist Surgery (use class E) from the premises.

Conclusion

The evidence submitted in support of this application demonstrates beyond any reasonable doubt (less still on the balance of probabilities) that the extant use of the property is class E and thus the proposed use as a Dental Surgery would be a permitted change and not requiring planning permission.

We therefore invite the Council to grant the LDC pursuant to this application.

If you have any further queries or require further information, please contact me using the contact details below.

Yours sincerely



Phillip Taylor
Senior Associate

ptaylor@planningresolution.co.uk

mob: 07941 295 190



Photographs

