

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 242602

Draft Recommendation: Wokingham Borough Council hereby certify that on 15 October 2024 (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 building, concrete base and gravel hardstanding constitute development requiring planning permission. 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, development has been substantially completed for at least four years. It is therefore considered that the application of a certificate of existing lawful use should be approved.

Informatives

1. This Certificate relates to operational development only

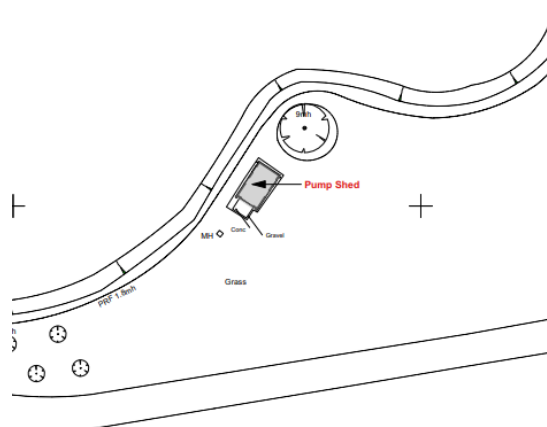
FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for the erection of a building, concrete base and gravel hardstanding to the front of the building

SECOND SCHEDULE

Address: Malmesbury Estate, Remenham Hill, Remenham, Berkshire, RG9 3HN

PLANS



Recommendation agreed: *DAV*

Date: 05.12.24