

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251080

Draft Recommendation: Wokingham Borough Council hereby certify that on 6 May 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 not 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 not considered to have been demonstrated that the change of use of the existing building to Office Use Class E (g) (shown in its approximate location and shaded blue on the attached plan) has been occurring for a consecutive period of ten years.

Informatives

1. This decision is issued in respect of the following documents:

- Plan titled 'Existing Site Plan'
- Plan titled 'Moor Green Barn Elevations Plan'
- Statutory Declarations of MKB, SDL, LHC, DB, EMB, TJCJ, KBW, BEMB, HLB, RVF, MJD, LAMG, KPD and APP.

Received by the local planning authority on 6th May 2025.

FIRST SCHEDULE

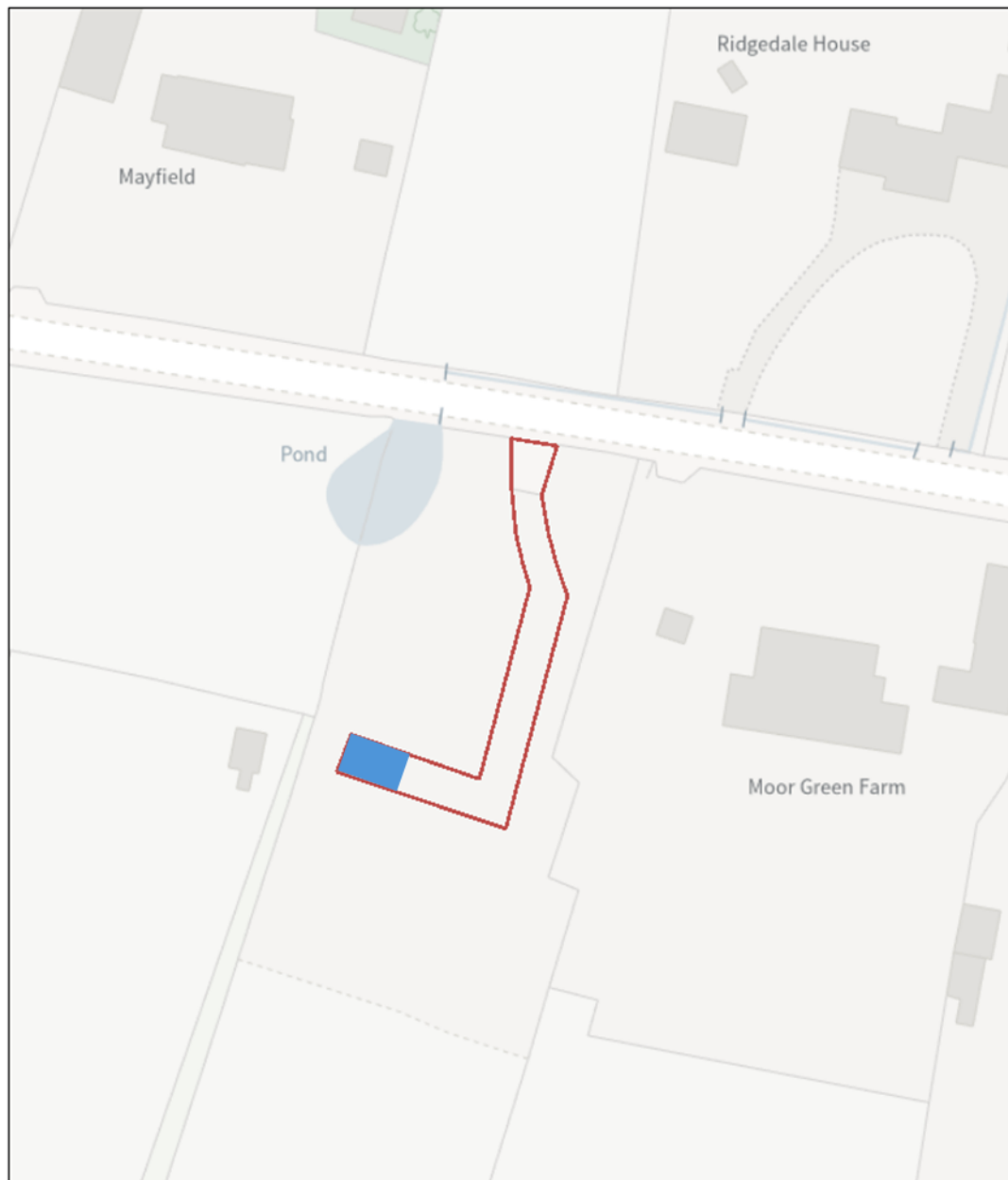
Proposal: Application for a certificate of existing lawful development for use of the existing building as Office Use Class E (g) (retrospective).

SECOND SCHEDULE

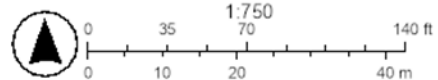
Address: Moor Green Barn, Lower Sandhurst Road, Finchampstead, Wokingham, RG40 3TH

PLAN

Moor Green Barn



31/07/2025, 15:18:01



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Recommendation agreed:

Date: 1.8.25