



**WOKINGHAM  
BOROUGH COUNCIL**

Wokingham Borough Council  
Planning Services  
PO Box 157, Civic Offices, Shute End  
Wokingham, Berkshire  
RG40 1WR  
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## Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Number         | <input type="text"/>                                                   |
| Suffix         | <input type="text"/>                                                   |
| Property Name  | <input type="text" value="The Old Sheepphouse, Ocean Sports Therapy"/> |
| Address Line 1 | <input type="text" value="Dunt Avenue"/>                               |
| Address Line 2 | <input type="text"/>                                                   |
| Address Line 3 | <input type="text" value="Wokingham"/>                                 |
| Town/city      | <input type="text" value="Hurst"/>                                     |
| Postcode       | <input type="text" value="RG10 0SY"/>                                  |

Description of site location must be completed if postcode is not known:

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Easting (x)                         | Northing (y)                        |
| <input type="text" value="479534"/> | <input type="text" value="171755"/> |

Description

Applicant Details

Name/Company

Title

Mr

First name

E

Surname

Smith

Company Name

Address

Address line 1

c/o the agent

Address line 2

20 Hurlands Place

Address line 3

Town/City

Farnham

County

Surrey

Country

United Kingdom

Postcode

GU9 9HX

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

Agent Details

Name/Company

Title

First name

Mark

Surname

Leedale

Company Name

MLP

Address

Address line 1

20 Hurlands Place

Address line 2

Farnham

Address line 3

Town/City

Farnham

County

Country

United Kingdom

Postcode

GU9 9HX

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Change of use of redundant agricultural building to B1 use (Design Studio)

Reference number

39571

Date of decision (date must be pre-application submission)

21/08/1992

**Please state the condition number(s) to which this application relates**

Condition number(s)

3 and 6

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

30/09/1992

Has the development been completed?

☒ Yes

☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

02/02/1993

## Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

To allow flexible use within Class E and to confirm that parking is provided - see Planning Statement

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The use of the building hereby permitted shall be limited to the use defined in Class E(e) and (g) (i), (ii) and (iii) as defined by the Town and Country Planning Use Classes Order 1987 (as amended)

The vehicle parking spaces as shown on drawing MLP/02 shall be retained for this purpose at all times

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
- ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

RFS/2024/087911

Date (must be pre-application submission)

18/12/2024

Details of the pre-application advice received

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes  
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes  
☒ No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant  
☒ The Agent

Title

First Name

Surname

Declaration Date

☒ Declaration made

# Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.  
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.  
I/We also accept that, in accordance with the Planning Portal's terms and conditions:  
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;  
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Mark Leedale

Date

12/01/2025