

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 242551

Draft Recommendation: Wokingham Borough Council hereby certify that on 9 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 proposed change of use from use class B2 to B8 constitutes development requiring planning permission. Permission is available under Class I of Part 3, of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).

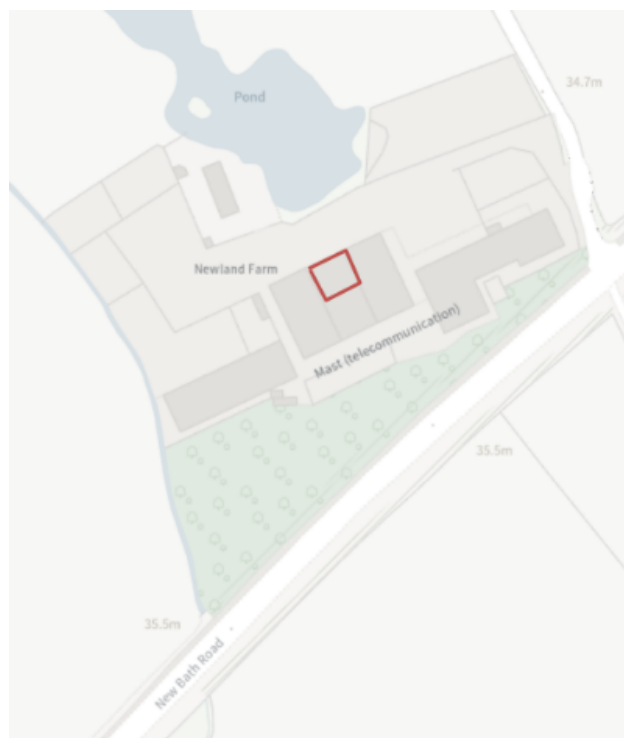
FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for change of use of Unit 4 to storage and distribution (Class B8).

SECOND SCHEDULE

Address: Unit 4, Newlands Farm, New Bath Road, Twyford, RG10 9RY

PLAN



Scale: 1:1250

Recommendation agreed:

A handwritten signature in purple ink, appearing to be 'Aje', is written over the text 'Recommendation agreed:'.

Date: 25.11.24