

# **PROPOSED LAWFUL CERTIFICATE** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Application Number:** 242914

**Draft Recommendation:** Wokingham Borough Council hereby certify that on 26 November 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 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 proposed change of use from Class E to Sui Generis constitutes development requiring planning permission.

## **Informatives**

1. This Certificate is issued in respect of plans numbered TQRQM24324145226874, Site plan (Buy A Plan) and 'Existing floor plan' received by the Local Planning Authority on 19/11/2024, 22/11/2024 and 27/11/2024.

## **FIRST SCHEDULE**

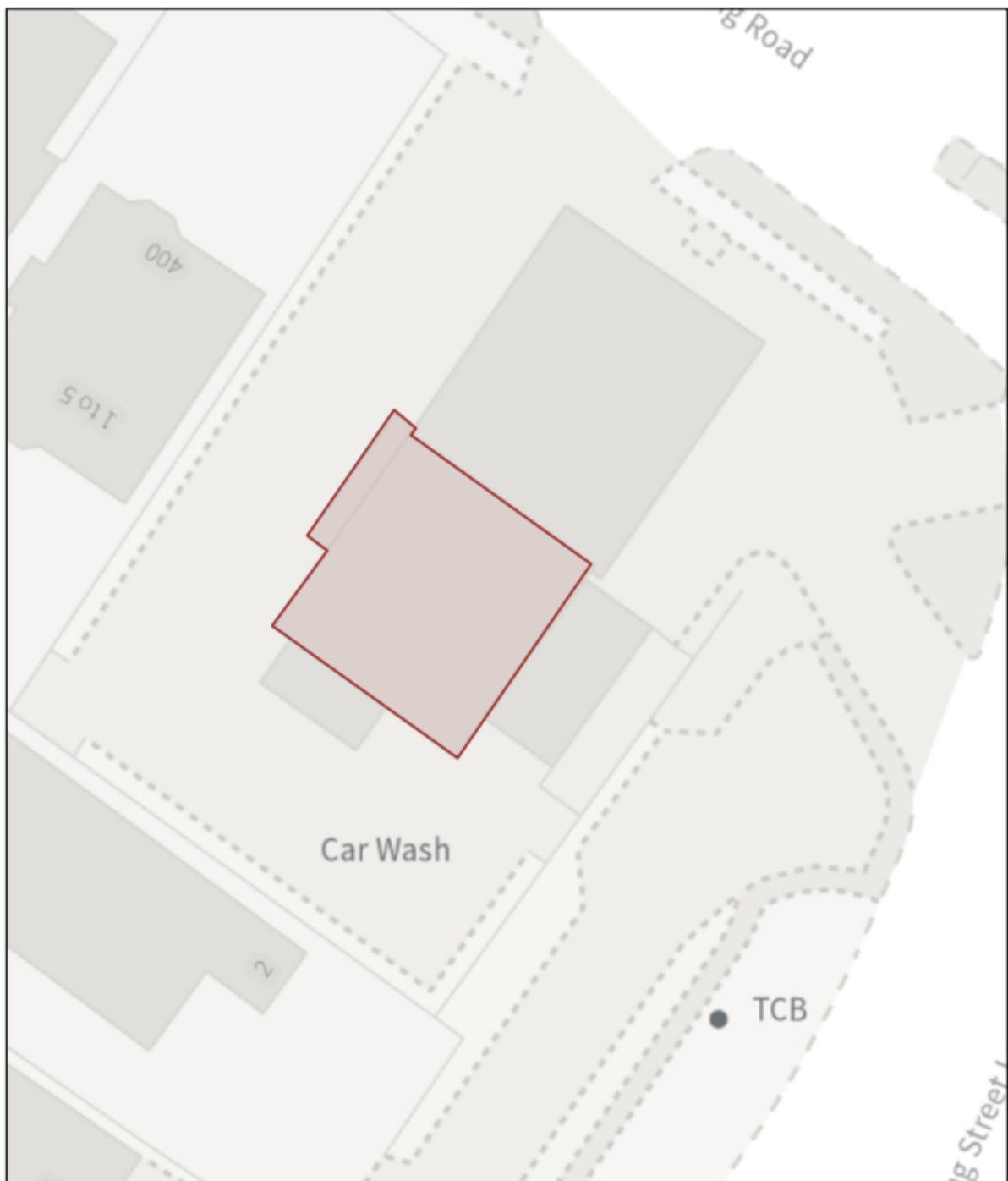
**Proposal:** Application for a certificate of lawfulness for the proposed change of use of the building to a café/restaurant/cocktail bar.

## **SECOND SCHEDULE**

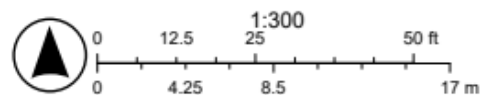
**Address:** 398 Reading Road, Winnersh, Wokingham, RG41 5EP

## PLAN

242914 398 Reading Road, Winnersh



20/01/2025, 17:33:08



Recommendation agreed:

A small, square image containing a handwritten signature in black ink, which appears to be 'SF'.

Date: 21.1.25