

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 252108

Draft Recommendation: Wokingham Borough Council hereby certify that on 23 September 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 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 a residential dwelling (Use Class C3) to the use of the property as a residential family assessment centre (Use Class C3(b)) is not a material change of use, and it does not require planning permission.

Informatics

1. This Certificate/Decision is issued in respect of drawings numbered (A-100-00-01 Rev02), (A-100-00-02 Rev02), (A-201-01-01 Rev02), (A- 202-02-01 Rev02), received by the local planning authority on 26/09/2025.

FIRST SCHEDULE

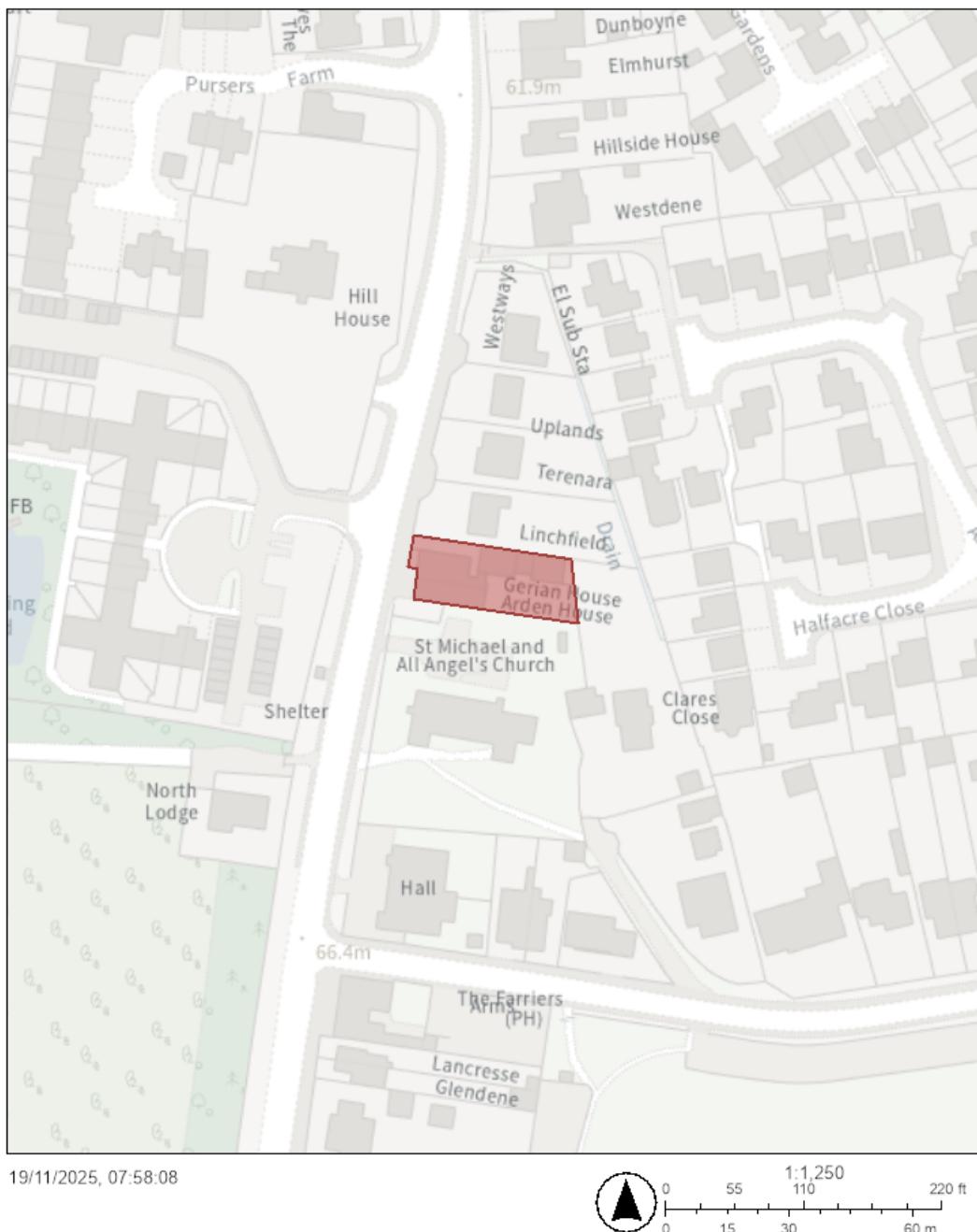
Proposal: Application for a certificate of lawfulness for the change of use of existing property to a Residential Family Assessment Centre (Use Class C3(b)).

SECOND SCHEDULE

Address: The Cricketers, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AP

PLAN

The Cricketers, Basingstoke Road, Spencers Wood, RG7 1AP



Wokingham Internal
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Recommendation agreed:



Date: 19/11/25