



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY PLANNING ACT 1990:
SECTION 191 AND 192**

**TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015: ARTICLE 39**

Mr Neil March
Southern Planning
Practice
Youngs Yard
Churchfields
Twyford, Winchester
SO211NN

NOTIFICATION OF APPROVAL OF CERTIFICATE OF LAWFUL EXISTING USE OR DEVELOPMENT

Application Number: 242612
Applicant Name: Durio Ltd
Site Address: Park Place Stables, Remenham Hill, Henley, RG9 3HN
Proposal: Application for a certificate of existing lawful development for a change of use from staff day area to a self-contained dwelling occupied by staff employed at Park Place Stables (shown edged in red on the plan attached).
Date of Decision: 20 December 2024

Wokingham Borough Council hereby certifies that on 15 October 2024 (being the date of application for this certificate), and subject to any conditions and/or informatives below, the operations described in the First Schedule to this certificate in respect of the land specified in the Second Schedule hereto and edged red on the plan attached to this certificate, **would have been lawful** within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. Having considered the evidence submitted with the application and the Council's evidence outlined above, the Local Planning Authority is satisfied that, on the balance of probabilities. Part of the building has been used as a single dwellinghouse for staff at Park Place Stables for at least four years prior to the application.

Informatives

1. The Certificate relates to change of use only.
2. This Certificate relates to part of the building only.

Proposal: Application for a certificate of existing lawful development for a change of use from staff day area to a self-contained dwelling occupied by staff employed at Park Place Stables (shown edged in red on the plan attached).

Address: Park Place Stables, Remenham Hill, Henley, RG9 3HN

[illegible]



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Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). There is **no time** limit for the submission of appeals in respect of certificates of lawful existing use/development.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service as set out on the [.gov.uk](http://www.gov.uk) website which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Planning Inspectorate website](http://www.planninginspectorate.gov.uk). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.