

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 242897

Draft Recommendation: Wokingham Borough Council hereby certify that on 18 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 erection of automatic operation electric gates at the car park exit constitutes development requiring planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal not being in accordance with Schedule 2 (Part 2) (Class A) of the Order. This is because the height of any gate constructed adjacent to a highway, used by vehicular traffic, must not exceed 1m in height above ground level.

Informatives

1. This certificate is issued in respect of plan no. P23/12/S/101 & P23/12/S/170 received by the Local Planning Authority on 18th November 2024.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed erection of automatic operation electric gates at car park exit.

SECOND SCHEDULE

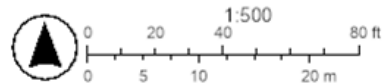
Address: Thames Bridge House, Henley Bridge, Henley-On-Thames, RG9 2LN

PLAN

Thames Bridge House



08/01/2025, 14:06:51



Wokingham Internal
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Recommendation agreed:

Aje

Date: