

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 261512

Draft Recommendation: Wokingham Borough Council hereby certify that on 30 June 2026 (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):

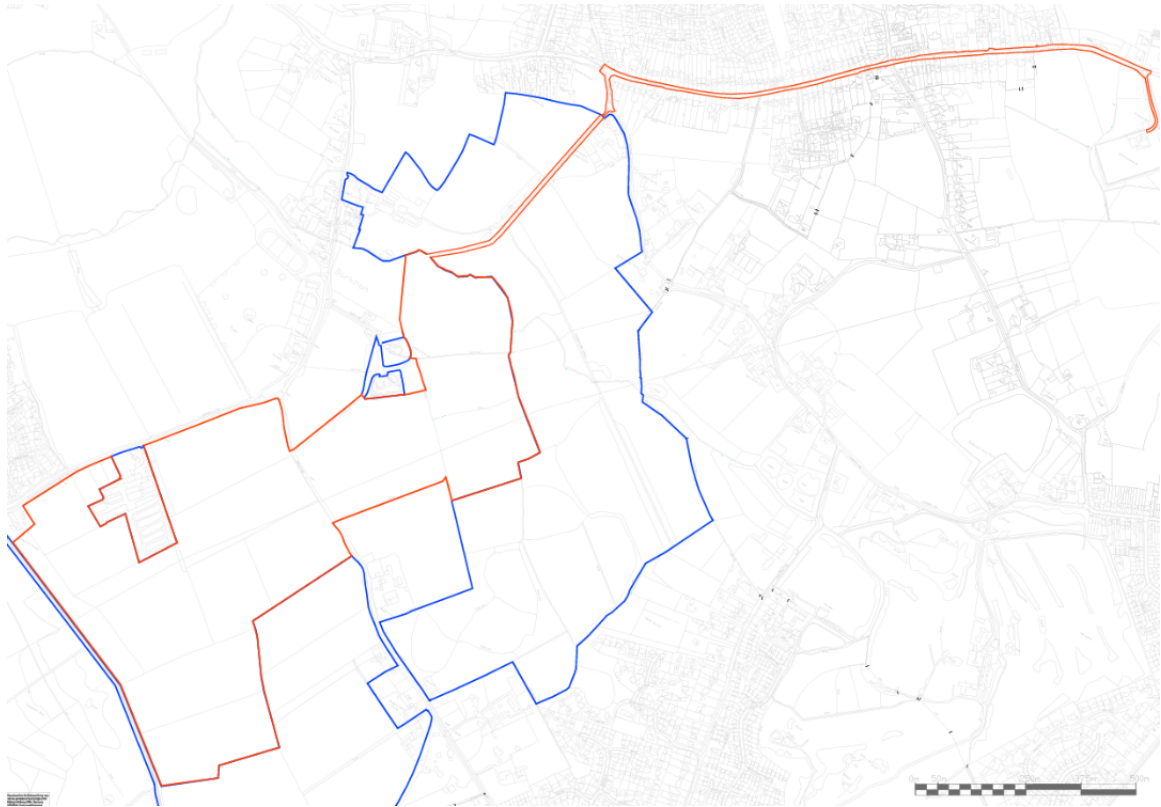
1. The relevant test for Lawful Use is the 'balance of probability'. Based on the evidence provided and the Local Planning Authority's own information, it is considered to have been demonstrated that the development approved by planning application 211081 has lawfully commenced before 21st January 2025, which is within the required 3- year time period from the date permission was granted (as stipulated in condition 1 of planning permission 211081). It is therefore considered that the application of a certificate of existing lawful use should be granted.

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development to provide confirmation that the development approved under 211081, amended under 241264 has been lawfully implemented prior to the expiry date of the planning permission

SECOND SCHEDULE

Address: Barkham Farms, Barkham, Wokingham, Berkshire, RG40 4EX
(The site subject to this certificate is outlined in red)



Recommendation agreed:

Aje

Date: 16/07/26