

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251663

Draft Recommendation: Wokingham Borough Council hereby certify that on 14 July 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 use of Unit 3 'The Old Stables' as a self-contained residential dwellinghouse (shown in blue on the attached plan) has been occurring for a consecutive period of ten years based on the applicant's own case; evidence provided; and, the Local Planning Authority's own information.

The material change of use of the land for residential purposes in association with Unit 3 (outlined in red on the attached plan) has been occurring for a consecutive period of ten years based on the applicant's own case; evidence provided; and, the Local Planning Authority's own information.

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for the use of Unit 3 as a self-contained residential dwellinghouse and the use of land for residential purposes in connection with Unit 3.

SECOND SCHEDULE

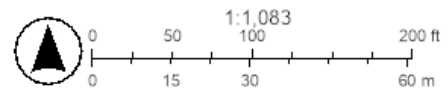
Address: Tintagel Farm, The Old Stables, Sandhurst Road, Wokingham, Wokingham, RG40 3JD

PLAN

Unit 3 'The Old Stables', Tintagel Farm, Sandhurst Road, RG40 3JD



06/08/2025, 09:45:02



Recommendation agreed:

SF

Date: 6.8.25