

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 241852

Draft Recommendation: Wokingham Borough Council hereby certify that on 25 July 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 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. Uses within Class E are permitted to change to another use within the Class without the need for planning permission in accordance with The the Town and Country Planning (Use Classes)(Amendment)(England) Regulations 2020. The proposals involve the change of use of the site from one Class E use to another and is therefore permitted development.

Informatives

1. This Certificate is issued in respect of plans titled Location and Block Plans P5 and Proposed floor plans and elevations received by the Local Planning Authority on 23/07/2024 and 25/07/2024.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed change of use of the building to a dental surgery.

SECOND SCHEDULE

Address: Red Cross Centre, 53a Denmark Street, Wokingham, RG40 2AY

PLAN



Recommendation agreed: *MC*

Date: 19.09.2024