

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 260244

Draft Recommendation: Wokingham Borough Council hereby certify that on 5 February 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 proposed change of use of the site within Use Class E(f) is acceptable and does not amount to a material change of use of the land for which planning permission would be required under Section 55 of the Town and Country Planning Act 1990 (as amended).

Informatives

1. This Certificate/Decision is issued in respect of the following plans titled (Location Plan), (Site Plan), received by the Local Planning Authority on 05/02/2026.

FIRST SCHEDULE

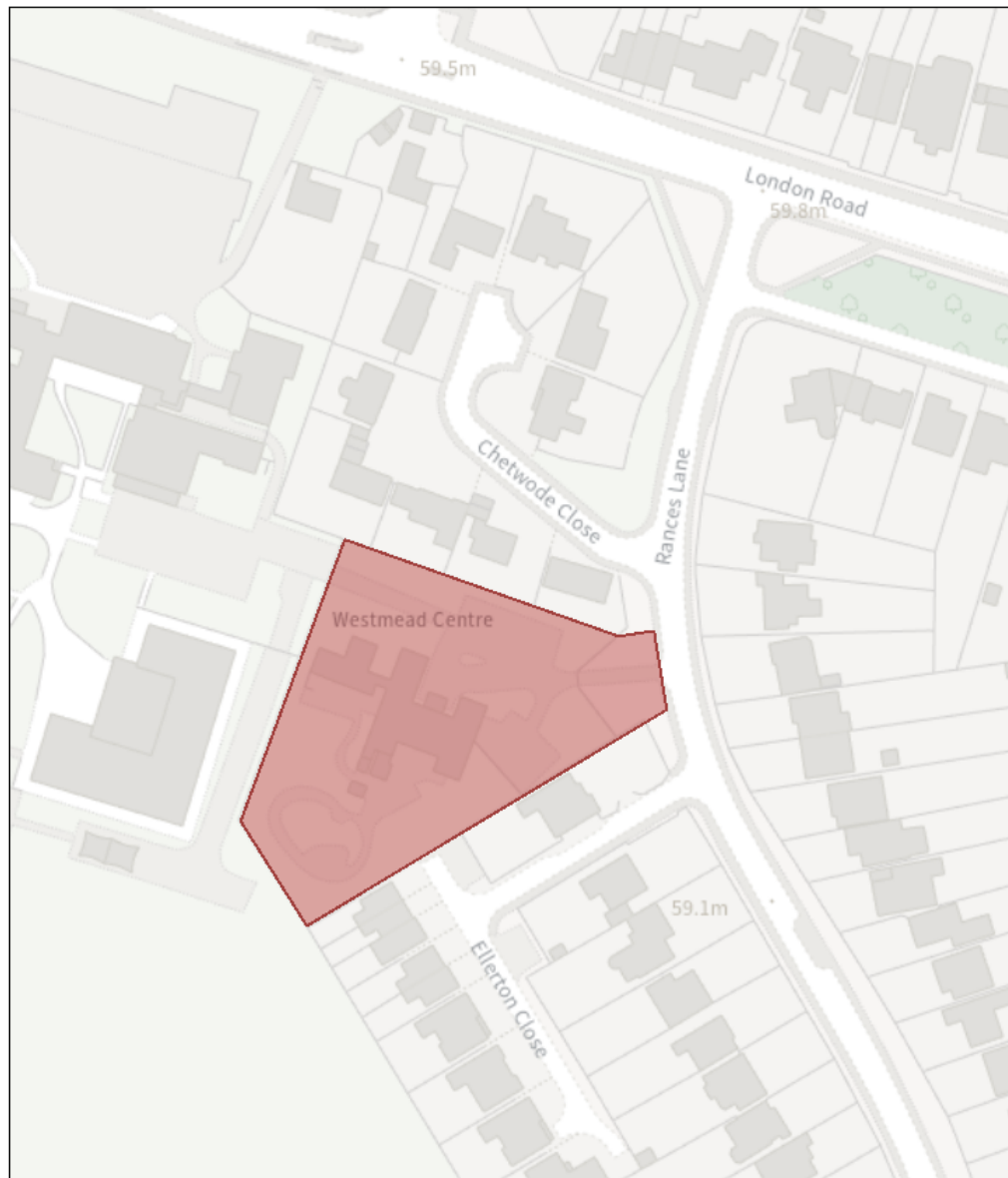
Proposal: Application for a certificate of lawfulness for the proposed use of the site within Use Class E(f).

SECOND SCHEDULE

Address: Westmead Centre, Rances Lane, Wokingham, RG40 2LH

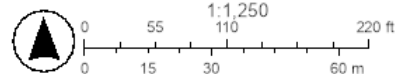
PLAN

Westmead Centre, Rances Lane, Wokingham, RG40 2LH



12/03/2026, 14:20:42

 District



Wokingham Internal
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Recommendation agreed:



Date: 12/03/26