

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 251778

Draft Recommendation: Wokingham Borough Council hereby certify that on 30 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. Based on the evidence and the Local Planning Authority's own information, it is considered to have been demonstrated that the change of use from Class C3 dwellinghouse to Class C4 House in Multiple Occupation, as shown on the submitted details, is lawful under Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 (as amended), the proposal being in accordance with Schedule 2 (Part 3) (Class L).

FIRST SCHEDULE

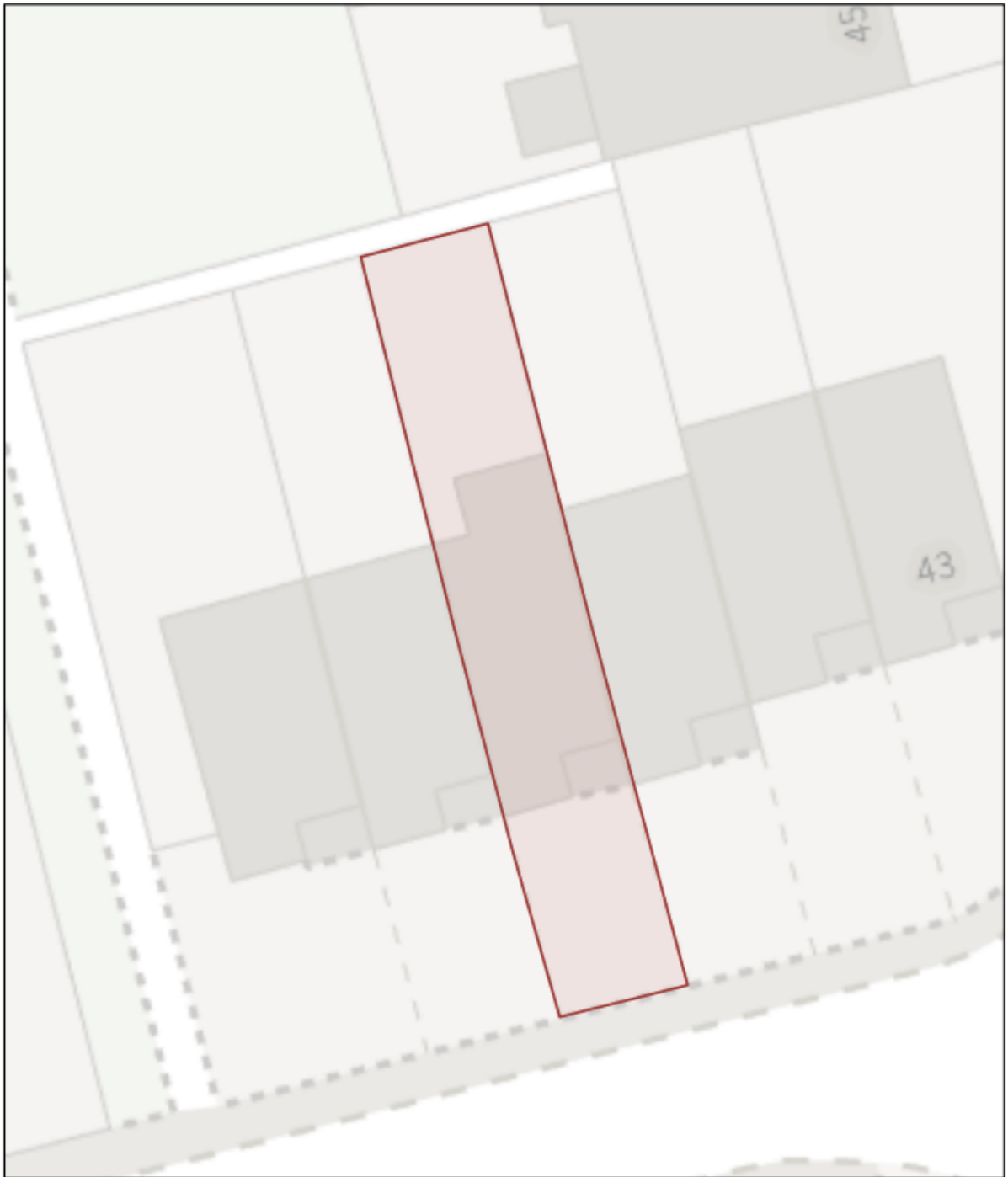
Proposal: Application for a certificate of existing lawful development for a change of use of the existing building to HMO (Use Class C4) under permitted development.

SECOND SCHEDULE

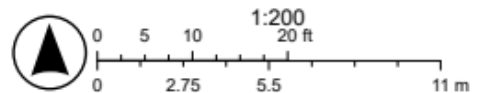
Address: 37 Shefford Crescent, Wokingham, Wokingham, RG40 1YP

PLAN

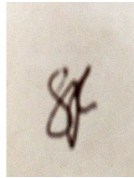
37 Shefford Crescent, Wokingham



18/09/2025, 16:21:08



Recommendation agreed:

A small, square, light-colored image containing a handwritten signature in dark ink. The signature is stylized and appears to be the letters 'SF'.

Date: 18.9.25