

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 250164

Draft Recommendation: Wokingham Borough Council hereby certify that on 24 January 2025 (being the date of application for this certificate), and subject to any conditions or informatics 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 provided and the Local Planning Authority's own information, it is considered to have been demonstrated that in respect of planning consent 191705, the proposed development was lawfully commenced prior to 22/06/2020 (the expiry date) in accordance with condition 1. Development could therefore continue to be undertaken in accordance with planning consent 191705.

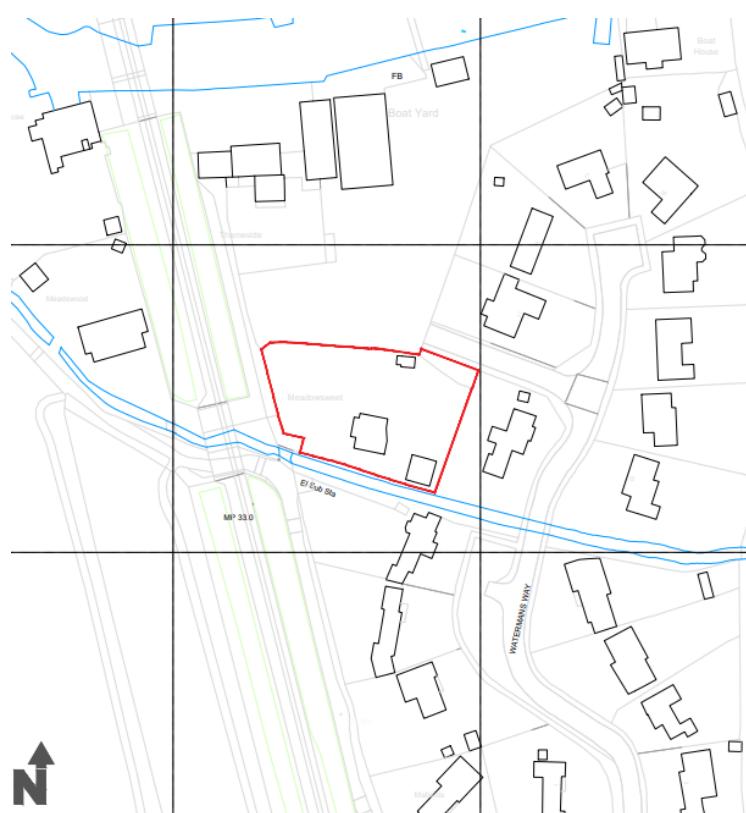
FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development to confirm that planning permission 191705 has been implemented through the demolition of the existing dwelling.

SECOND SCHEDULE

Address: Meadow Sweet, Station Road, Wargrave, Wokingham, RG10 8HD

PLAN



Scale - 1:1250

JMM

Recommendation agreed:

Date: 21 March 2025