

Date: 25th August 2096



**WOKINGHAM
BOROUGH COUNCIL**

Ian Firth
Bond Stones

Development Management & Regulatory Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000

Dear Ian Firth,

Application Number: 261818

Site Address: River Farm, Willow Lane, Wargrave, RG10 8LH

Proposal Description: Notification under Class R.3(1)(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the change of use of the existing agricultural building from use as an agricultural building of less than 150sqm to a flexible commercial use (Class C1 "Hotels, Guest houses & Boarding Houses").

On 3rd August 2026 the Local Planning Authority received your notification for the change of use of an existing agricultural building to a C1 use under Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Based on the information provided, the building subject to the notification has a floorspace of less than 150 square metres. Consequently, the development is not subject to the prior approval procedures set out in Class R. However, the developer must notify the Local Planning Authority of their intention; Under paragraph R.3(1)(a), the developer is required to notify the Local Planning Authority of the proposed change of use, the date on which the site will begin to be used for the flexible use, and provide a plan identifying the site.

This letter acknowledges receipt of the notification required by paragraph R.3(1)(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 and does not constitute a determination, approval, or confirmation that the development is lawful.

It remains the responsibility of the developer to ensure that all limitations and conditions of Class R are met.

Yours sincerely,

Kieran Neumann
Senior Planning Officer