

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 260792

Draft Recommendation: Wokingham Borough Council hereby certify that on 1 April 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 relevant test for Lawful Use is the 'balance of probability'. Based on the evidence provided and the Local Planning Authority's own information, it is considered to have been demonstrated that the demolition works permitted by planning consent 230219 were lawfully commenced prior to 12th May 2026, complying with condition 1 of the consent.

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development to confirm that development at Suttons Business Park, authorised by planning permission 230219, has lawfully commenced within the three- year timescale required by Condition 1 of the permission. Demolition of existing building on site undertaken as a material operation to implement planning permission 230219.

SECOND SCHEDULE

Address: Suttons Business Park, Unit 31-33, Suttons Park Avenue, Earley, RG6 1AZ

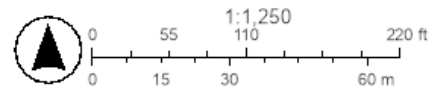
PLAN

Suttons Business Park, Units 31-33, Sutton Park Avenue



14/05/2026, 09:10:40

 District



Recommendation agreed: *BJC*

Date: 18.05.26