

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 260247

Draft Recommendation: Wokingham Borough Council hereby certify that on 30 January 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 from office to veterinary surgery both fall within Use Class E (Commercial, Business and Service) of The Town and Country Planning (Use Classes) Order 1987 (as amended). Therefore, planning permission is NOT required.

FIRST SCHEDULE

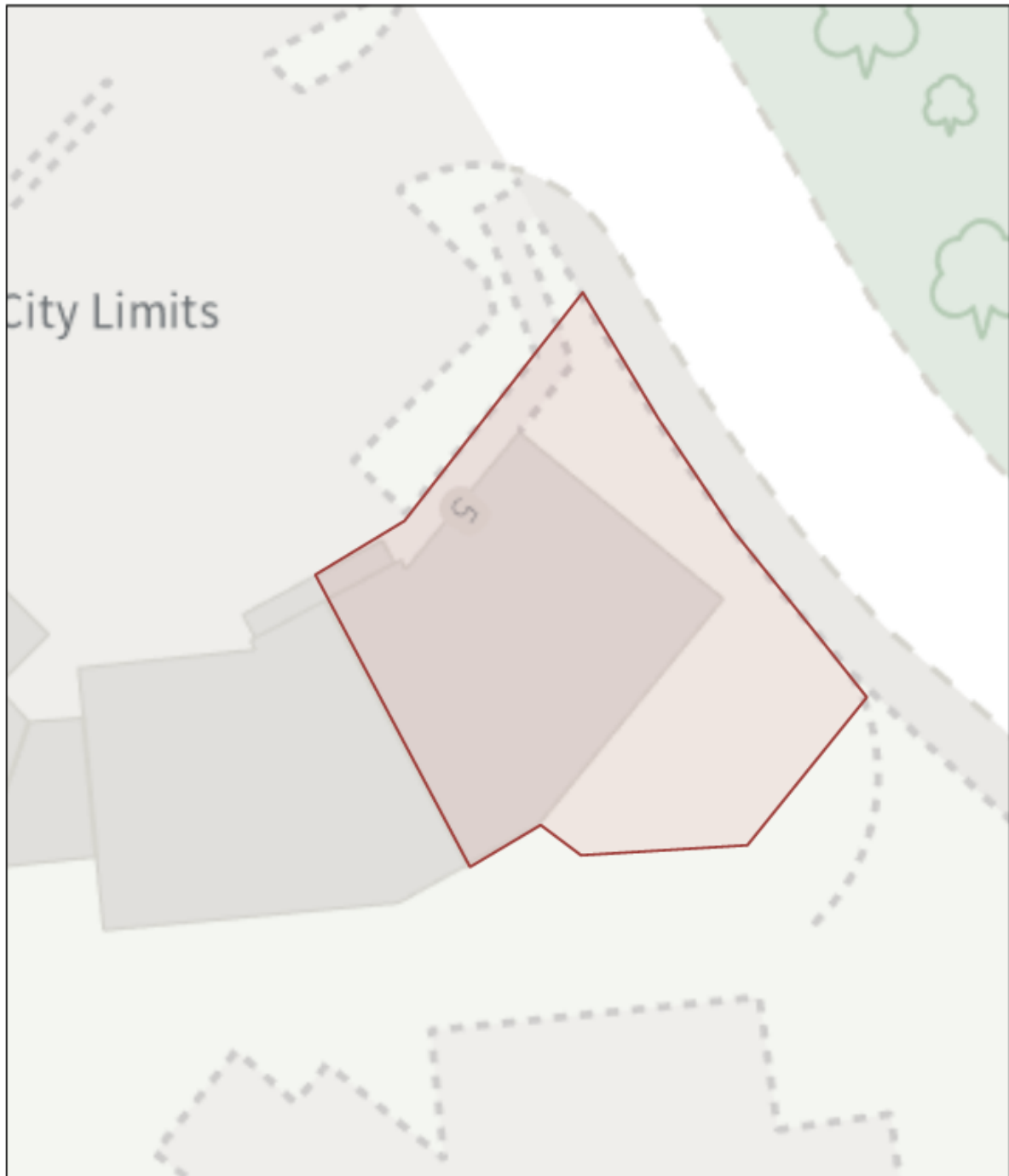
Proposal: Application for a certificate of lawfulness for the proposed use of building to Class Use E(e) Medical or health services.

SECOND SCHEDULE

Address: The Studio Unit 5, City Limits, Danehill, Earley, Wokingham, RG6 4UP

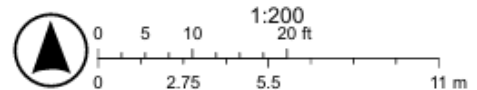
PLAN

260247 City Limits, Danehill, Earley

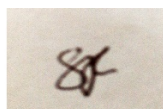


25/03/2026, 09:08:04

 District



Recommendation agreed:



Date: 26.3.26