

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 261153

Draft Recommendation: Wokingham Borough Council hereby certify that on 12 May 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 changes to fenestration to north elevation at ground floor level, installation of a path and erection of a retaining wall constitutes development requiring planning permission. Permission IS available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal being in accordance with Schedule 2 (Part 7) (Classes A and E) and Schedule 2 (Part 2) (Class A) of the Order respectively.

Informatives

1. In reaching its decision, the Council took into account the following plans:

E7866.200.00.202 Rev CO (dated 13.07.26) - Proposed Exterior Works Received 15th July 2026

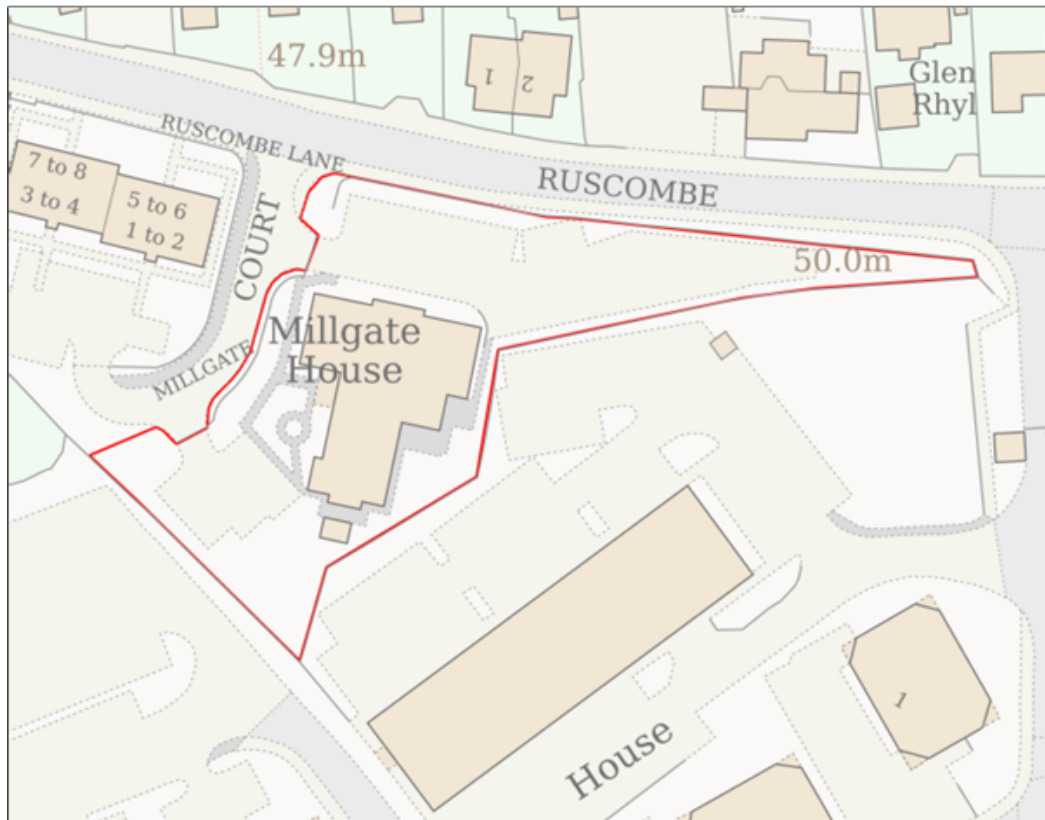
Location Plan
Received 12th May 2026

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed changes to fenestration to north elevation at ground floor level, plus installation of a path with retaining wall

SECOND SCHEDULE

Address: Millgate House, Ruscombe Lane, Ruscombe, Wokingham, RG10 9JT



Recommendation agreed:

Aje

Date: 15/07/26