

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 252683

Draft Recommendation: Wokingham Borough Council hereby certify that on 4 November 2025 (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. Based on the evidence provided and the Local Planning Authority's own information, it is considered to have been demonstrated that the boathouse has been used as a separate dwelling house for more than four years prior to the change in legislation of s171B of the TCPA on 25/04/2024.

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for use of The Boathouse within the garden of Inverloddon Cottage as a separate dwelling house (Use Class C3).

SECOND SCHEDULE

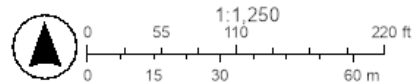
Address: Inverloddon Cottage, Ferry Lane, Wargrave, Wokingham, RG10 8ET

PLAN

Inverloddon Cottage, Ferry Lane, Wargrave



06/01/2026, 10:01:01



Wokingham Internal
© Crown copyright and database rights 2025 OS AC0000849972

Recommendation agreed:

Date: 06/01/26