

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251366

Draft Recommendation: Wokingham Borough Council hereby certify that on 10 June 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. The proposed juliet balcony and insertion of 5.no roof lights 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 1) (Classes A and C) of the Order.

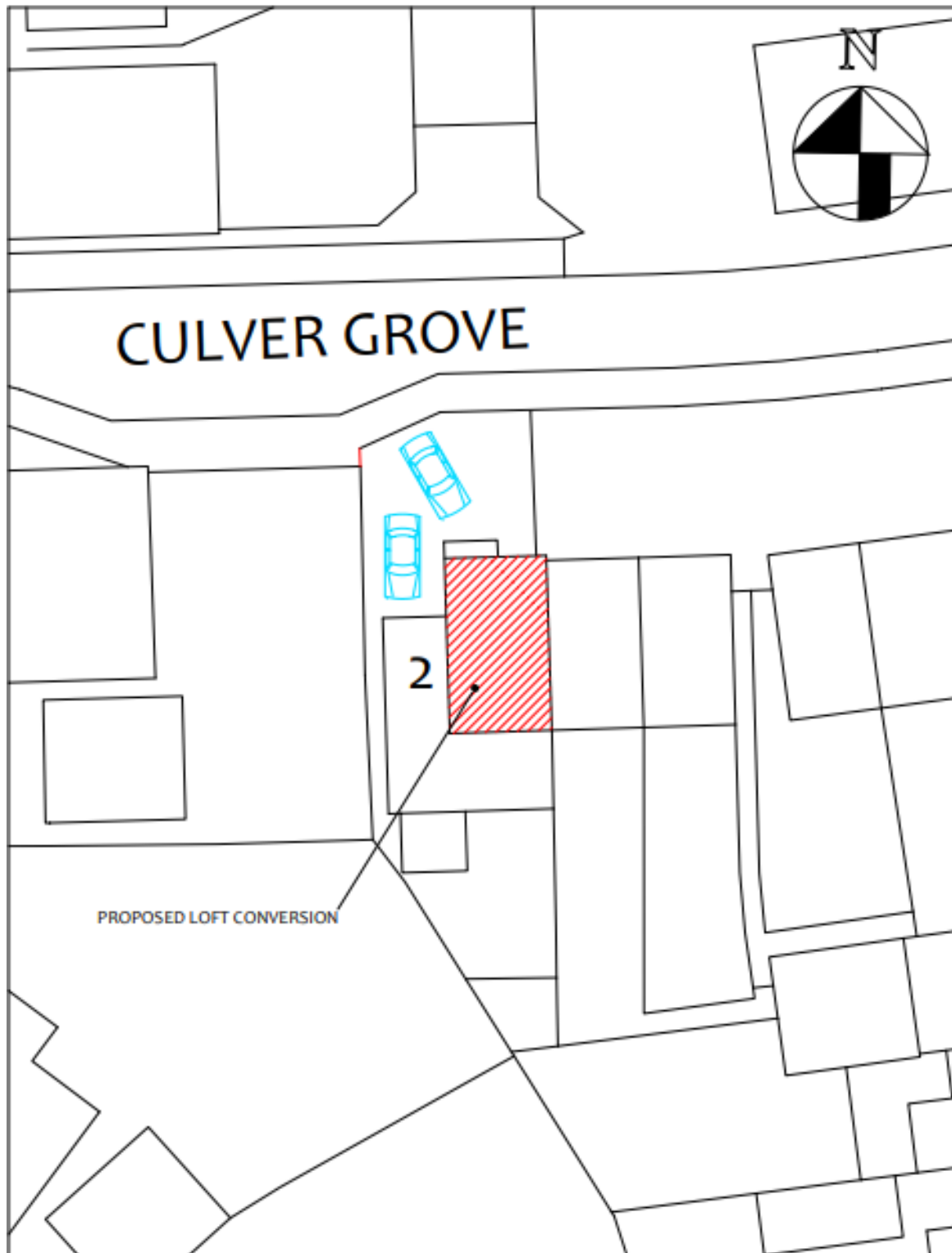
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed conversion of loft to create habitable accommodation, plus the insertion of roof lights and Juliet balcony.

SECOND SCHEDULE

Address: 2 Culver Grove, Wokingham, Wokingham, RG40 5AG

PLAN



HMM

Recommendation agreed:

Date: 28 July 2025