

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251542

Draft Recommendation: Wokingham Borough Council hereby certify that on 30 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 insertion of two front rooflights and three rear rooflights in the main roof 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) (Class C) of the Order.

Informatives

1. This certificate is issued in respect of plans numbered/named

'Ground Floor Plan Existing', 'First Floor Plan Existing', 'Roof Plan Existing', 'Front Elevation Existing', 'Right Elevation Existing', 'Rear Elevation Existing', 'Left Elevation Existing', 'Ground Floor Plan Proposed', 'First Floor Plan Proposed', 'Loft Plan Proposed', 'Roof Plan Proposed', 'Front Elevation Proposed', 'Right Elevation Proposed', 'Rear Elevation Proposed' and 'Left Elevation Proposed'.

2. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

FIRST SCHEDULE

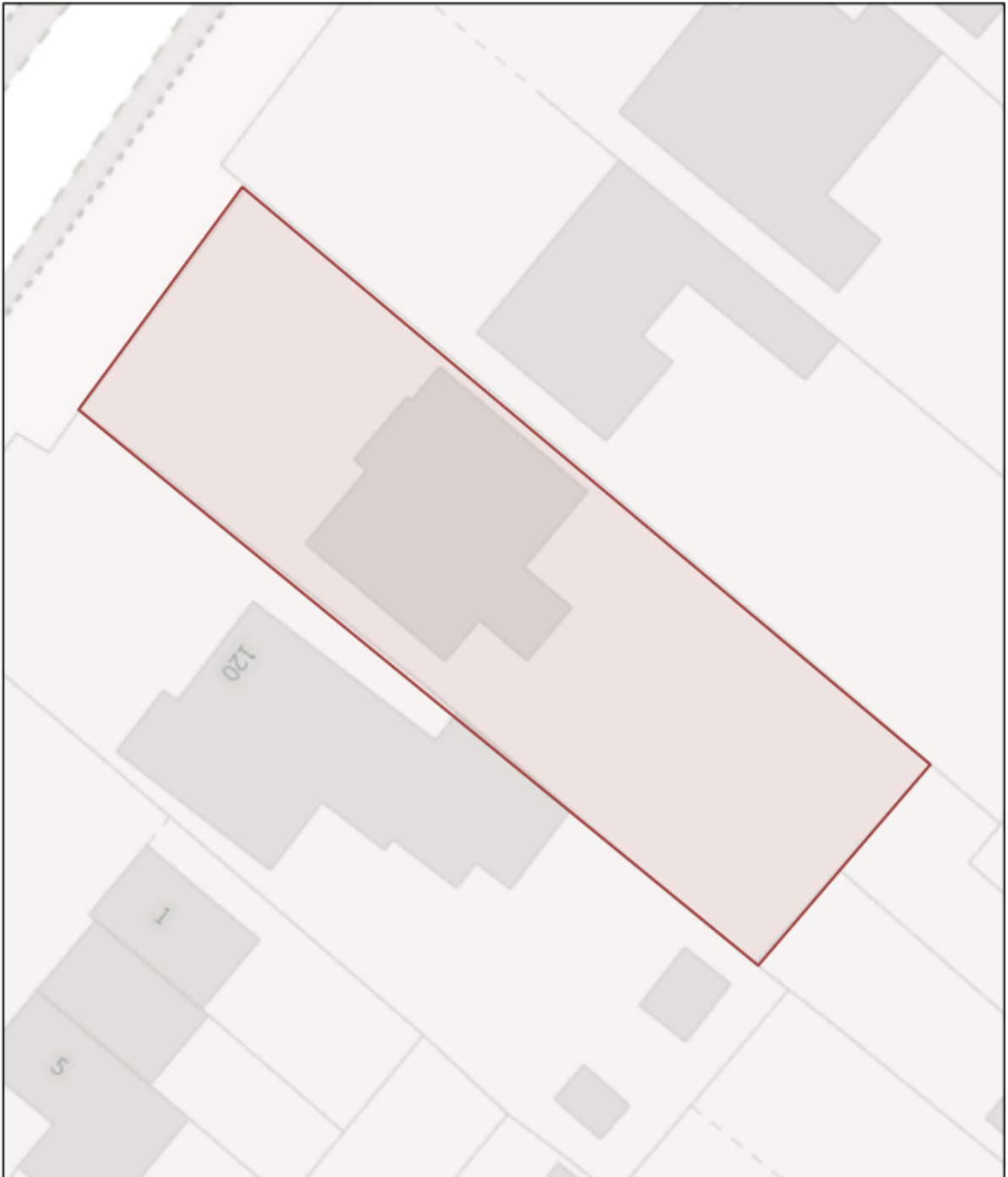
Proposal: Application for a certificate of lawfulness for the proposed conversion of the loft to create habitable accommodation, including the insertion of roof lights.

SECOND SCHEDULE

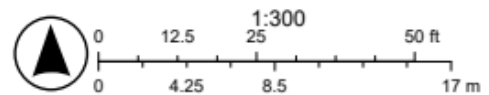
Address: 122 London Road, Twyford, Wokingham, RG10 9HJ

PLAN

251542 122 London Road, Twyford



01/08/2025, 14:55:02



Recommendation agreed:

A small, square piece of paper with a handwritten signature in black ink. The signature appears to be 'SF'.

Date: 19.8.25