

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 261697

Draft Recommendation: Wokingham Borough Council hereby certify that on 28 July 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 removal of the chimneys, hip to gable roof extensions and insertion of rooflights to facilitate a loft conversion 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 B, C and G) of the Order.

Informatives

1. This Certificate is issued in respect of the submitted application plans numbered/labelled 'Site Location Plan' (Street Wise),

'Block/Site Plan' (Street Wise), 01, 02, 03, 05A, 05B, 06, 07, 08, 10A, 10B, 12 and 13 received by the Local Planning Authority on 20/07/2026 and 28/07/2026.

FIRST SCHEDULE

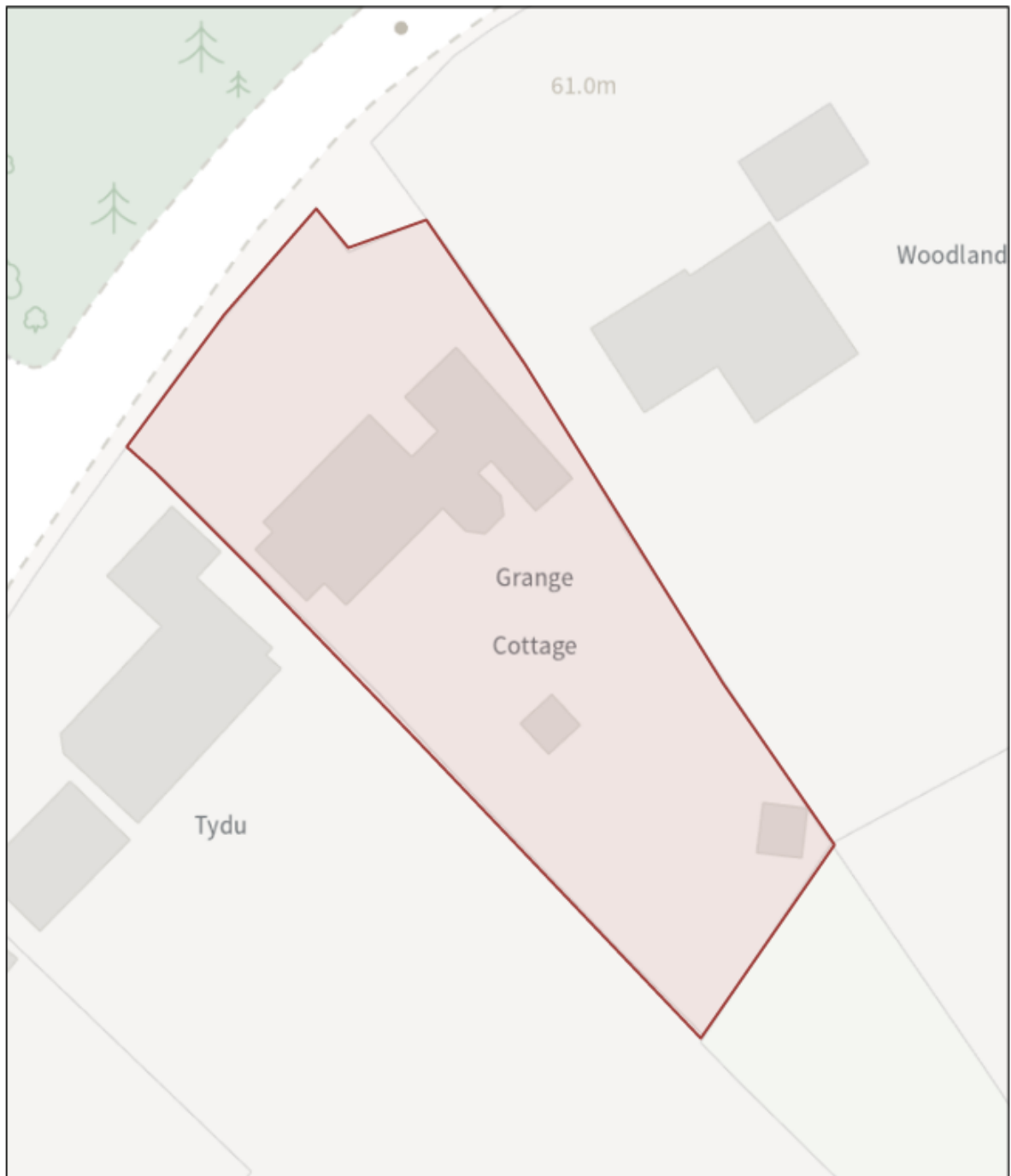
Proposal: Application for a certificate of lawfulness for the proposed alterations to roof to facilitate conversion of loft to create habitable accommodation, including the insertion of roof lights and removal of chimneys.

SECOND SCHEDULE

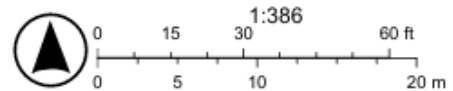
Address: Grange Cottage, Fleet Hill, Finchampstead, Wokingham, RG40 4LJ

PLAN

Grange Cottage, Fleet Hill



18/09/2026, 10:44:30



Recommendation agreed:

Date: 21.9.26