

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 253053

Draft Recommendation: Wokingham Borough Council hereby certify that on 24 December 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 not 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 proposed erection of a greenhouse following the removal of the two sheds constitutes development requiring planning permission. Permission IS NOT available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal not being in accordance with Schedule 2 (Part 1) (Class E) of the Order. This is because the height of the greenhouse exceeds 2.5 metres and is within 2 metres of the boundary, plus the greenhouse is not deemed as being within the curtilage of the dwellinghouse which is a listed building.

Informatives

1. This Certificate/Decision is issued in respect of plan no's '(Redacted) Location Plan', 'Site Plan', 'Proposed Greenhouse Plans', 'Proposed Greenhouse Front', 'Proposed Greenhouse Side', received by the Local Planning Authority on 15/12/2025, 22/12/2025 & 05/01/2026.

FIRST SCHEDULE

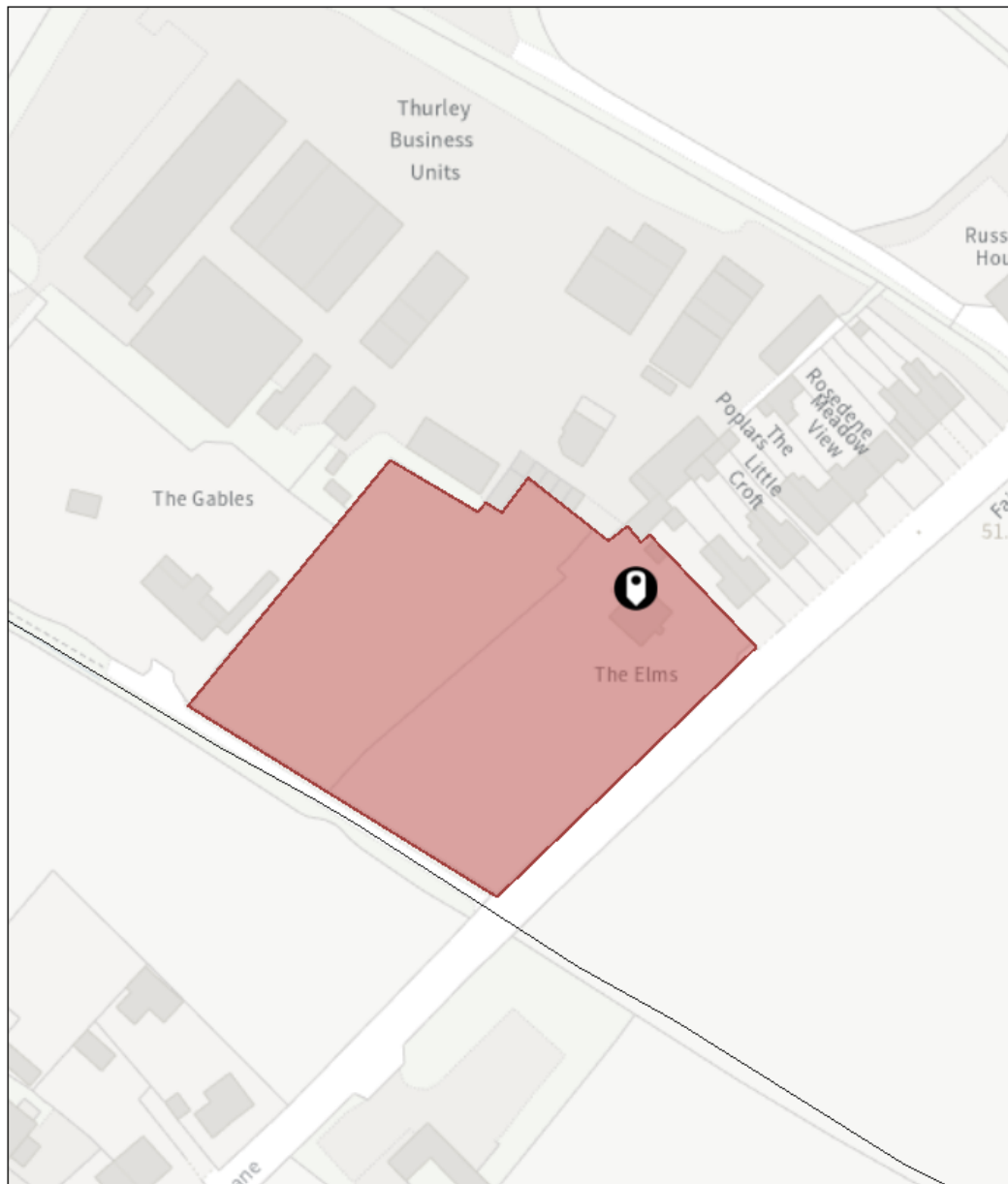
Proposal: Application for a certificate of lawfulness for the proposed erection of a greenhouse following demolition of existing outbuildings.

SECOND SCHEDULE

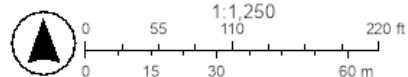
Address: The Elms, Lambwood Hill, Grazeley, Wokingham, RG7 1JN

PLAN

The Elms, Lambwood Hill, Grazeley, RG7 1JN



12/02/2026, 13:39:33



Wokingham Internal
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Recommendation agreed: *BJC*

Date: 17.02.26