

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 260158

Draft Recommendation: Wokingham Borough Council hereby certify that on 26 January 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 relevant test for Lawful Use is the 'balance of probability'. Based on the evidence provided and the Local Planning Authority's own information, it is considered to have been demonstrated that the use of the barn for domestic storage (associated with Pound Lane Cottage) has been occurring for a consecutive period of ten years and is immune from enforcement action.
2. Based on the evidence provided and the Local Planning Authority's own information, it is considered to have been demonstrated that the barn building, as shown in the submitted details, has been in situ for more than four years and is immune from enforcement action.

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for the retention of an existing detached outbuilding used for domestic storage purposes in association with Pound Lane Cottage.

SECOND SCHEDULE

Address: Pound Lane Cottage, Pound Lane, Hurst, Wokingham, RG10 0RS

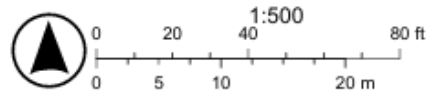
PLAN

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27/03/2026, 15:55:46

 District



Recommendation agreed:

Date: 27.3.26