

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 253151

Draft Recommendation: Wokingham Borough Council hereby certify that on 3 February 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 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. It has not been demonstrated that the mixed use of the land edged red (Plan 1) for residential, equestrian and storage purposes has been occurring for a consecutive period of ten years based on the evidence provided and the Local Authority's own information. As such the development is unlawful.

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for the use of the yard area as a mixed use of storage, residential and equestrian, including the parking of vehicles.

SECOND SCHEDULE

Address: Hedgerley Farm, Nelsons Lane, Hurst, Wokingham, RG10 0RR

PLAN

Plan 1



Recommendation agreed:

Date: 16.4.26