

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 252830

Draft Recommendation: Wokingham Borough Council hereby certify that on 18 November 2025 (being the date of application for this certificate), and subject to any conditions or informatics 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. Based on the evidence provided and the Local Planning Authority's own information, it is considered that the applicant has discharged their burden of proof in proving that the land has been used as residential garden associated with The Lake House, as outlined in red on the submitted Location Plan, and has been on-going continuously for at least ten years prior to the submission.

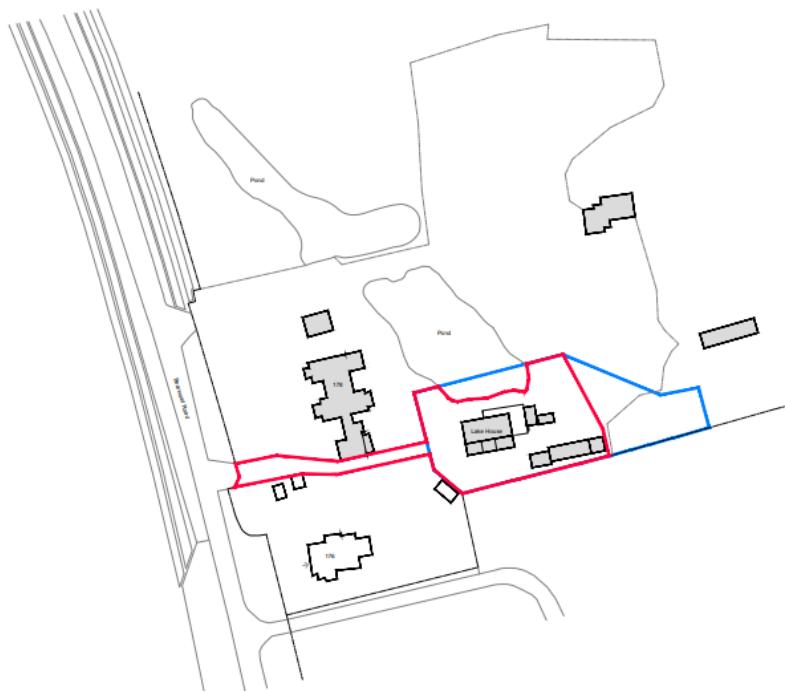
FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for the use of land as residential garden associated with the Lake House.

SECOND SCHEDULE

Address: Land At 178, Bearwood Road, Barkham, Wokingham, RG41 4SH

PLAN



Scale - 1:1250

HMM

Recommendation agreed:

Date: 13 January 2026