

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 252160

Draft Recommendation: Wokingham Borough Council hereby certify that on 11 September 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 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 insertion of five rooflights into the north elevation of the studio outbuilding roof 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 C) of the Order.

Informatives

1. This Certificate is issued in respect of the submitted application plans, drawings and information labelled 25HFNHSL01, 25HFNHEX01A, 25HFNHEX02, 25HFNHPE02 and 25HFNHSP03A received by the local planning authority on 10/09/2025 and 11/09/2025.

2. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

3. This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed installation of 5no roof lights on the studio outbuilding.

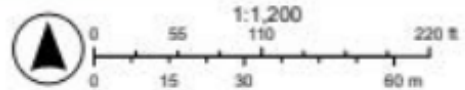
SECOND SCHEDULE

Address: Holme Farm, Aston Lane, Aston, Wokingham, RG9 3DJ

PLAN



30/09/2025, 10:39:29



Recommendation agreed:

Date: 24.10.25