

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Application Number: 251271

Draft Recommendation: Wokingham Borough Council hereby certify that on 29 May 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 installation of an Air Source Heat Pump (ASHP) constitutes development requiring planning permission. Permission is granted 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 G) of the Order.

Informatives

1. Where applicable, the approval above is subject to the following:

the air source heat pump is used solely for heating purposes;

the air source heat pump is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;

the air source heat pump is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and

the air source heat pump is removed as soon as reasonably practicable when no longer needed.

2. This Certificate/Decision is issued in respect of plan no's MAP- C4375-001 Rev H, MAP-C4375-111 Rev A & MAP-C4375-211 Rev Q received by the Local Planning Authority on 28/05/25 & 29/05/25.

FIRST SCHEDULE

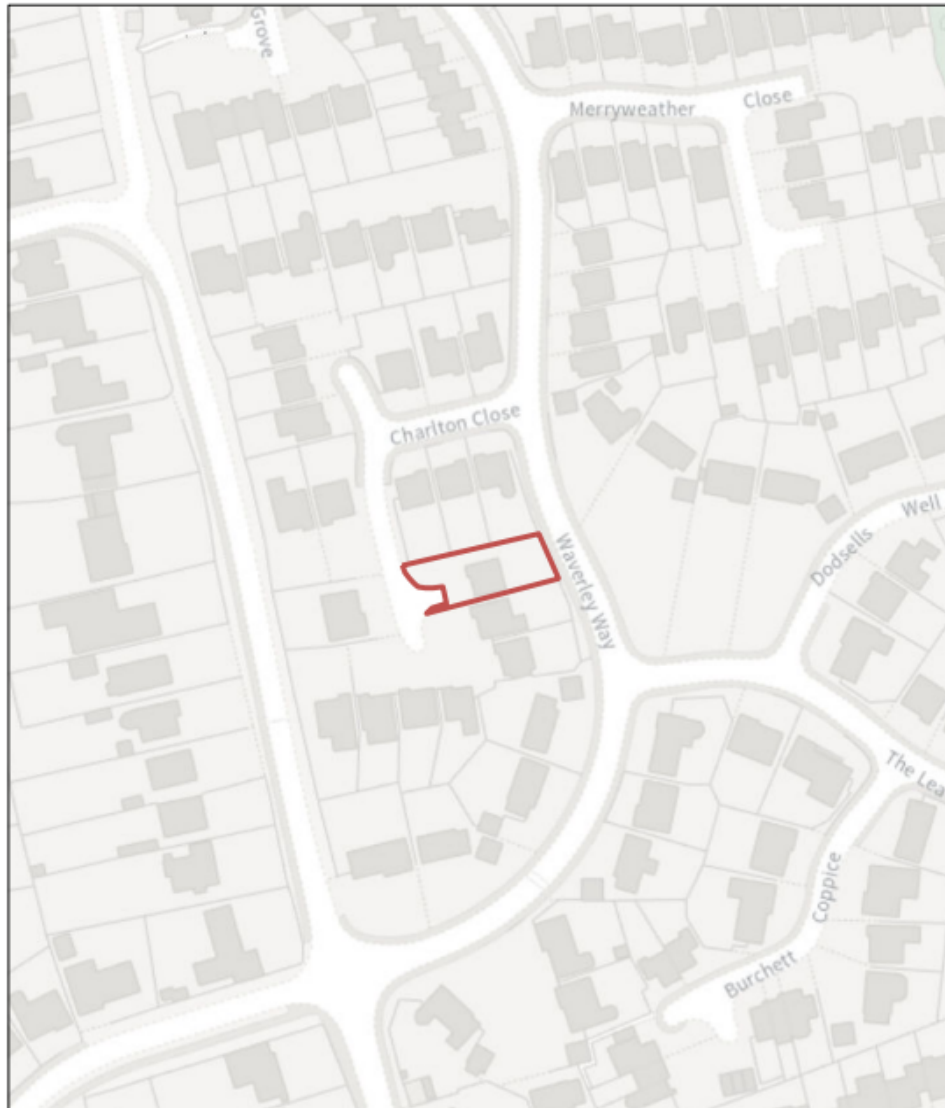
Proposal: Application for a certificate of lawfulness for the proposed installation of an Air Source Heat Pump (ASHP).

SECOND SCHEDULE

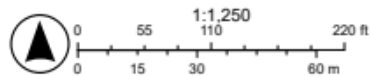
Address: 4 Charlton Close, Finchampstead, Wokingham, RG40 4YQ

PLAN

4 Charlton Close, Finchampstead, Wokingham



24/07/2025, 09:10:33



Wokingham Internal
© Crown copyright and database rights 2025 OS AC000094972

HMM

Recommendation agreed:

Date: 24 July 2025