



WOKINGHAM
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING ACT 1990:
SECTION 191 AND 192

TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015: ARTICLE 39

Miss Amelia Perez Bravo
Resi
Unit 118
Workspace Kennington
Park
Canterbury Court,
London
SW9 6DE

NOTIFICATION OF APPROVAL OF CERTIFICATE OF LAWFUL EXISTING USE OR DEVELOPMENT

Application Number: 242830
Applicant Name: Ms & Mr Merryn & Tim Pearce & Taylor
Site Address: 6 Hermitage Drive, Twyford, Wokingham, RG10 9HS
Proposal: Application for a certificate of existing lawful development for installation of an air source heat pump at the rear plus associated works.
Date of Decision: 20 December 2024

Wokingham Borough Council hereby certifies that on 7 November 2024 (being the date of application for this certificate), and subject to any conditions and/or informatives below, the operations described in the First Schedule to this certificate in respect of the land specified in the Second Schedule hereto and edged red on the plan attached to this certificate, **would have been lawful** within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The installation of an air source heat pump on domestic premises constitutes development and thus requires planning permission. Based on the evidence provided and the Local Planning Authority's own information, it has been demonstrated that permission is available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, with the development being in accordance with Schedule 2 (Part 14) (Class G) of the Order.

Informatives

1. The applicant is reminded that development is permitted by Class G subject to the following conditions -

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

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

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

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

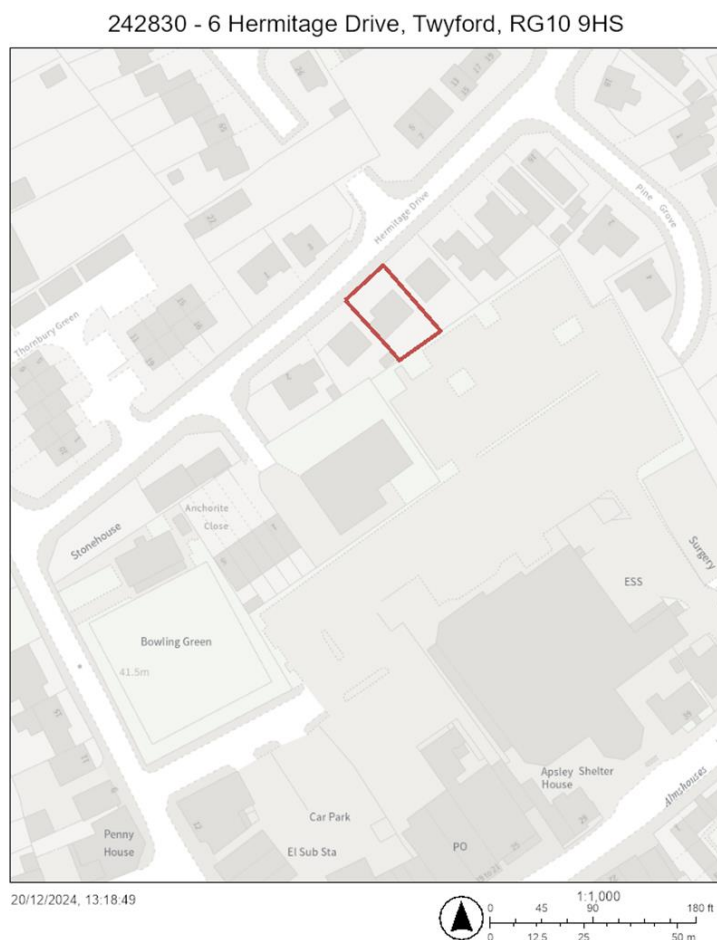
FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for installation of an air source heat pump at the rear plus associated works.

SECOND SCHEDULE

Address: 6 Hermitage Drive, Twyford, Wokingham, RG10 9HS

PLAN



Wokingham Internal
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Signed

MHead

Marcia Head

Head of Development Management - Place & Growth

Date: 20 December 2024

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



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Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). There is **no time** limit for the submission of appeals in respect of certificates of lawful existing use/development.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service as set out on the [.gov.uk](http://www.gov.uk) website which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Planning Inspectorate website](http://www.planninginspectorate.gov.uk). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.