

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 260440

Draft Recommendation: Wokingham Borough Council hereby certify that on 24 March 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 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 replacement solar photovoltaic panels constitutes development and thus requires 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 14) (Class A) of the Order.

Informatives

1. This Certificate is issued in respect of plans numbered Q-BH-BKA-PL- 104, Q-CH-BKC-PL-104, Q-CH-BKC-PL-105, Q-KH-BKB-PL-106, Q-KH-BKB-PL- 107, Q-BH-BKA-PL-105 and Proposed Elevations & Product Specifications received by the Local Planning Authority on 20/02/2026, 05/03/2026 and 30/03/2026.

2. The applicant is reminded that, in accordance with Condition A.2(c) of Class A, Part 14, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the solar PV or solar thermal equipment must be removed as soon as reasonably practicable when it is no longer needed. This requirement applies on an ongoing basis for the lifetime of the development.

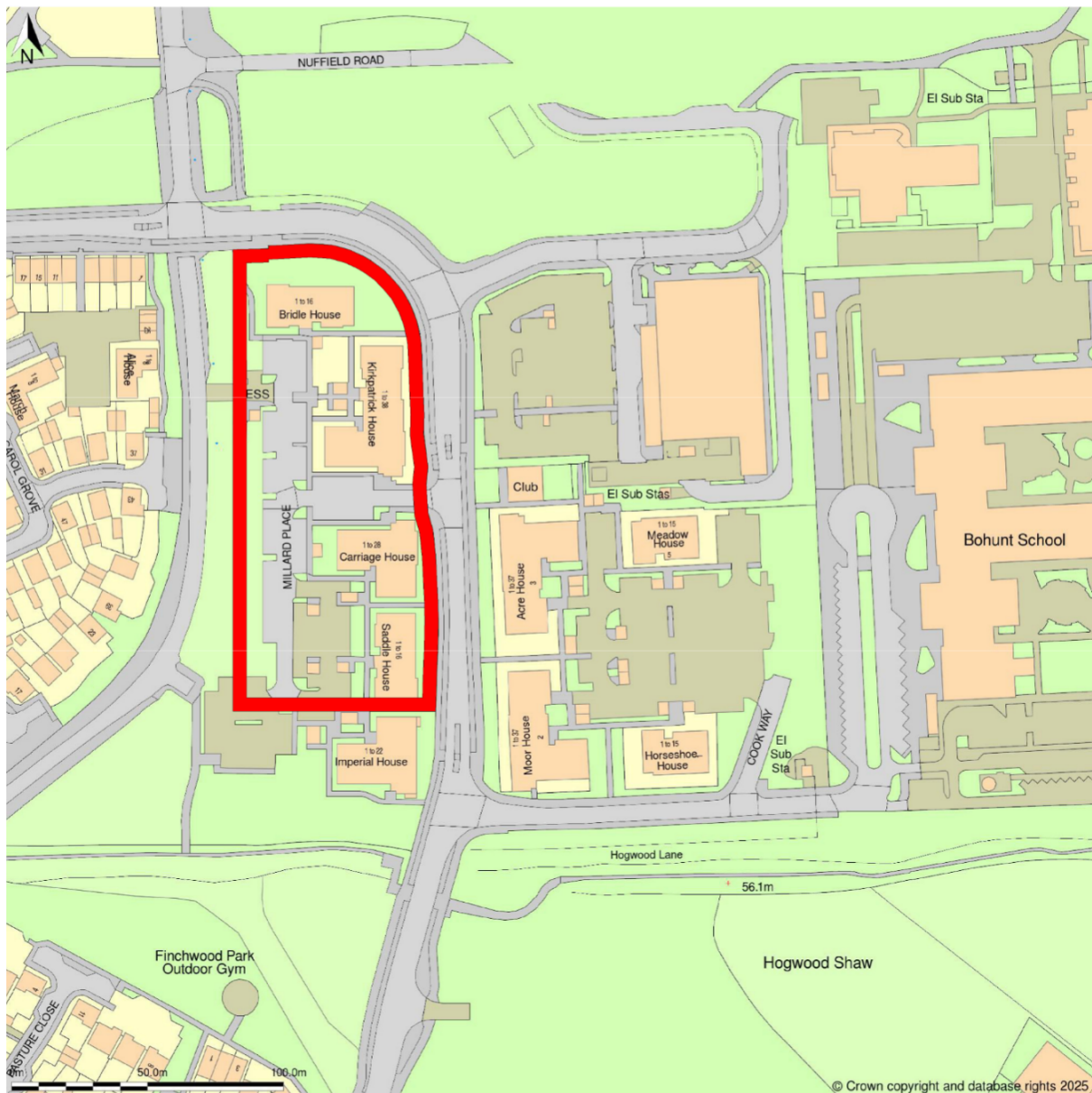
FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed installation of replacement solar photovoltaic panels on the roofs of Blocks A - D (Bridle House, Kirkpatrick House, Carriage House, and Saddle House).

SECOND SCHEDULE

Address: Parcel Q - Blocks A-D (Bridle House, Kirkpatrick House, Carriage House, And Saddle House)

PLAN



MC
28.04.2026