

**LISTED BUILDING CONSENT**  
**DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 11 February 2019  
**Application Number:** 183227  
**Parish:** Sonning  
**Location:** York Cottage, Pearson Road, Sonning, Berkshire, RG46UH  
**Proposal:** Listed Building application for consent for the proposed single storey rear extension following demolition.  
**Recommendation:** Approve

**Conditions and Reasons**

1. Timescale

The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

*Reason: In pursuance of s.18 of the Town and Country Planning (Listed Building & Conservation Areas) Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).*

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered GyC/18/5 A received by the Local Planning Authority on 17th December 2018. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

*Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.*

3. FURTHER DETAILS TO BE APPROVED

Prior to the commencement of the relevant part of the work the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as so-approved prior to occupation of the development.

- a) Roof tiles
- b) Rainwater, drainage and ventilation goods
- c) External joinery (including windows and doors)
- d) Brickwork, confirming match with existing in terms of brick, bond, mortar and pointing details

*Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24*

#### 4. NO SAWING OF TIMBERS

No timbers or joints between timbers shall be sawn in connection with the works hereby approved without the prior express consent in writing of the local planning authority. Any dismantled joinery shall be carefully stored under weatherproof and secure covers on the site until required for reuse in connection with the works hereby approved.

*Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24*

#### **Informatives**

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

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Recommendation and conditions/reasons agreed:

Date:5.2.19

**REMEMBER** - The earliest date for a decision on this application is: **14/01/2019**