



**WOKINGHAM  
BOROUGH COUNCIL**

## **TOWN AND COUNTRY PLANNING ACTS**

### **PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990**

Mr Giles Lovegrove  
Trace Architects  
1A Grange Avenue  
Rotherfield Peppard  
Henley On Thames,  
Oxfordshire  
RG9 5JP

### **NOTIFICATION OF APPROVAL OF CONSENT**

**Application Number:** 252253  
**Applicant Name:** Mr Zubair Hussain  
**Site Address:** L'ortolan Restaurant, Church Lane, Shinfield,  
Wokingham, RG2 9BY  
**Proposal:** Listed Building Consent for the proposed erection of a rooftop extension with terrace decking and a single storey rear extension to the existing main building, alterations to the fenestration and internal layout, the erection of a detached 1.5 storey garage with incidental first-floor accommodation, a single storey storage outbuilding, pergola and entrance gater together with landscaping and parking alterations, following the demolition of the existing single storey rear extension.  
**Date of Decision:** 24 March 2026

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants** listed building consent for the above works as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

#### **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:  
- P18, P19, P20, P21, P22, P26, P27, P28, CL/01, CL/02 and CL/04 received by the local planning authority on 8 December 2025;

- P10 revB, P11 revB and P12 revA received on 4 February 2026; and
- P13 revC, P14 revB, P15 revC, P16 revC and P17 revA received on 2 March 2026.

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. External materials - Before the development hereby permitted is commenced, samples and details for all external materials and finishes to be used in the construction of the development shall have first been submitted to and approved in writing by the local planning authority. The details shall include the bricks, mortar mix (along with pointing finish to brickwork) and roof covering. Development shall not be carried out other than in accordance with the so- approved details.

*Reason: To ensure that the external appearance of the development is satisfactory.*

*Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment), Core Strategy policies CP1 & CP3 and Managing Development Delivery Local Plan policies TB24 and TB26.*

4. Roof gable end brick work - Notwithstanding the approved details, no works to construct the brick gable ends of the new roof structure shall take place until details of their construction have been submitted to and approved in writing by the local planning authority. The brick gable ends shall thereafter be constructed strictly in accordance with the approved details.

*Reason: 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.*

5. Chimney stack works - Notwithstanding the approved details, no works to alter or extend the existing chimney stacks shall take place until further details have been submitted to and approved in writing by the local planning authority. The details shall include scaled drawings, at an appropriate scale, showing the design of the top of the chimney stack and details of any chimney pots, where proposed. The works shall thereafter be carried out strictly in accordance with the approved details.

*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.*

6. Masonry walling works - Notwithstanding the approved details, no alteration of an existing opening or formation of a new opening hereby approved shall take place until further details have been submitted to and approved in writing by the local planning authority. The details shall include a methodology for the proposed works and scaled drawings, at an appropriate scale, showing the form and height of the openings in context with the adjacent walling, floor and ceiling. The works shall thereafter be carried out strictly in accordance with the approved details.

*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.*

7. Windows, roof lantern, roof-lights & exterior door details - Notwithstanding the approved details, no new and/or replacement windows or exterior doors shall be installed until detailed drawings and specifications have been submitted to and approved in writing by the local planning authority. The details shall include:

- Scaled drawings, at either 1:10 or 1:20 scale, of the windows and exterior doors, shown in plan and in vertical and horizontal cross sections;
- Moulding details for frames and glazing bars, shown at 1:1 or 1:2 scale, as appropriate;
- Annotated proposed elevations and/or floor plans, cross referenced to each window and exterior door; and
- Details of materials and finishes to the window and exterior door frames.

The new and/or replacement windows and exterior doors shall thereafter be installed strictly in accordance with the approved details.

*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.*

8. Rainwater goods - Notwithstanding the approved details, no new and/or replacement rainwater goods shall be installed until further details have been submitted to and approved in writing by the local planning authority. The details shall include the location, form, materials and finish of the rainwater goods. The new and/or replacement rainwater goods shall thereafter be installed strictly in accordance with the approved details.

*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.*

9. Re-pointing - No re-pointing of the external brickwork shall be carried out until [and other than for] a discreet sample area showing the proposed mortar composition and colour and method of pointing has been prepared on-site and approved in writing by the local planning authority. The works shall thereafter be undertaken strictly in accordance with the approved details.

*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.*

10. Wall mounted extraction vents, gas flues, external pipework and/or ducting - Unless shown on the approved drawings, there are to be no gas flues, extraction vents, pipework, and services ducting installed on the external wall elevations without the prior written approval of the local planning authority.

*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.*

11. Ceilings - Unless shown on the approved drawings, no existing ceiling is to be removed and/or replaced without the prior written approval of the local planning authority.

*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.*

12. Making good surfaces - All works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, and profile, unless otherwise agreed in writing by the local planning authority prior to undertaking the works.

*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.*

13. External brickwork - Any areas of external brickwork required to be re-instated in accordance with the approved plans shall match the existing brickwork in brick colour and size, mortar colour, and pointing and bonding detail.

*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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- a full pre-application process was undertaken by the applicant; - addressing concerns relating to impact on the designated heritage asset.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

2. Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

3. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh listed building consent application if the changes differ materially from the approved details.

4. For further guidance or advice on the above details required to be submitted for approval, please contact the Borough's Conservation Officer on 0118 9746000 (development.control@wokingham.gov.uk).

Signed

A small, square, light green box containing a handwritten signature in black ink. The signature appears to be 'JT' or similar initials.

Justin Turvey

Head of Development Management - Place & Growth

Date: 24 March 2026

**PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW**



## **WOKINGHAM BOROUGH COUNCIL**

### **TOWN AND COUNTRY PLANNING ACTS PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990**

**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). This must be within **6 months** of the date of this notice which is stated above. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

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](https://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](https://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.

**Discharge of Conditions:** This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](https://www.planningportal.co.uk).

**Building Regulations:** Building regulations approval may be required for the proposed development; please see the [Council's building control page](#).

**Fire Regulations:** In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.