

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 15 April 2025

Application Number: 242953

Location: The Horns Inn, Crazies Hill, Wargrave, RG10 8LY

Proposal: Full application for the proposed change of use of part of the upper floor to guest accommodation (Use Class C1) and part to a dual flexible use of Class C1 (guest accommodation) and Sui Generis use (Public House); erection of a replacement gazebo with PV panels, removal of decking and 2 no. existing sheds and erection of 1 no. shed, plus landscaping and external alterations to the building including changes to fenestration and erection of a single storey canopy roof to the side.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning 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, drawings and documents:

-Document titled 'The Horns Signage', and drawings numbered 1886- SK02, 0157_303 Rev.E, 0158_101 Rev.B and 0158_202 Rev.B received by the Local Planning Authority on 22 November 2024;

-Drawing titled 'Location Plan' received on 28 November 2024;

-Drawing numbered 1886-14 received on 29 November 2024;

-Drawings numbered 1886-12, 1886-33, 1886-34, 1886-35 and 1886-38 received on 3 December 2024;

-Document titled 'The Horns Lighting Strategy' received on 10 February 2025;

-Document titled 'Arboricultural Report' (Sylva Consultancy, ref: 25027), and drawings numbered 1886-01 Rev.P1, 1886-05 Rev.P1, 1886-06 Rev.P1, 1886-07 Rev.P1, 1886-08 Rev.P1, 1886-10 Rev.P1, 1886-SK01 Rev.P1, 1886-SK03 Rev.P1 and 1886-SK04 Rev.P1 received on 14 February 2025;

-Drawings numbered 1886-09 Rev.P1, 1886-20 Rev.P2 and 1886-21 Rev.P2 received on 27 February 2025;

-Document titled 'Emergence Survey Report - Bats' (Ref: CE1119-02, 7 March 2025) received on 7 March 2025;

-Drawings numbered 1886-17 Rev.P1, 1886-18 Rev.P2 and 1886-19 Rev.P2, and document titled 'Top mounted black sliding track & Suffolk oak door' received on 24 March 2025;

-Drawings numbered MAB-C5164-217, MAB-C5164-218, MAB-C5164-227, MAB-C5164-237, MAB-C5164-247 and MAB-C5164-301 received on 26 March 2025;

-Drawing numbered 1886-25 and document titled 'Existing Bar Wall - Method of Steel Beam Installation' received on 1 April 2025;

-Document titled 'Weather Proofing' received on 7 April 2025;

-Documents titled 'Tile Ventilator Range - Plain Tile' and 'UB39 In- Line Slate Terminal' received on 10 April 2025.

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 - The materials to be used in the construction of the external surfaces of the development hereby permitted shall be carried out in accordance with the approved details and application form, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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

Relevant policy: Core Strategy policies CP1 and CP3.

4. Matching finishes - All new works and 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.

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. Biodiversity Mitigation and Enhancement Measures - Works are to be carried out in full accordance with the method statement and enhancements given in Appendices 1 and 2 of the approved Emergence Survey Report - Bats (Chase Ecological Consultancy, ref CE1119-2, dated 7 March 2025) unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

6. Protection of trees - a) No development or other operations shall take place except in complete accordance with Appendix 4 of the approved Arboricultural Report (Sylva Consultancy, Ref: 25027) (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

7. Limited period (flexible use) - The part change of use hereby permitted, as shown on approved drawing numbered 1886-09 Rev.P1, shall have a flexible dual use of Guest Accommodation (C1) and/or Staff Accommodation ancillary to the use of the Public House (Sui Generis) for a limited period only until 15/04/2035. On 15/04/2035, the prevailing use at that point in time shall become the permitted use under this permission and no further change between the uses would be permitted without the approval of a separate planning application.

Reason: To accord with Schedule 2, Part 3, Class V of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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 built heritage, ecology and trees.

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. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

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 planning application if the changes differ materially from the approved details. Non-material

changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

4. Seperate Advertisement Consent may be required for the signage boards approved under this application.

JMM

Recommendation and conditions/reasons agreed:

Date: 15 April 2025

REMEMBER - The earliest date for a decision on this application is: **11 April 2025**