

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	251780
Address:	The Hope And Anchor, Station Road, Wokingham, RG40 2AD.		
Proposal:	Application for Listed Building consent for the proposed subdivision of the site and change of use of part of the public house into a self-contained 4no. bedroom dwelling with associated changes to fenestration and provision of rear amenity space, plus construction of a single storey rear extension to form new toilet facilities and storage for the public house.		
Heritage Asset:	• The Hope And Anchor – Grade II listed building, • Parish Rooms – Grade II listed building, • Wokingham Town Centre Conservation Area Listed Buildings and Conservation Areas are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	Yes - previously.		

Summary Of Recommendations

No objection subject to the conditions as advised.

Comments On Proposal

The Hope and Anchor is a historic public house that holds grade II listed building status. This property is located within the Wokingham Town Centre Conservation Area, where it is considered to positively contribute to the character and appearance of the area.

Planning permission and listed building consent has previously been given respectively under 221683 and 221684. This current application for listed building consent is understood due to the imminent expiration of the original consent with this application seeking to renew the approval previously given.

It is noted that the submitted drawings are by a different architectural firm to that of 221684 consented scheme and whilst essentially replicating those approved drawings does however show a number of changes aside from not carrying across some of the annotations of the original, the position of the WC room in the entrance hall has been amended to be away from the entrance, whilst the previously shown extraction vent to the front of the garage is now omitted on the current drawing (a positive change). Whilst these minor changes are considered to be acceptable however it does raise the question as to how the WC room in this new location

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Public: Information that can be seen and used by everyone inside and outside the Council.

is to be achieved. As such further details should be required.

With respect to information concerning the proposed secondary glazing, these are considered to be acceptable, however with respect vents and noise attenuation measures, which are the same details submitted under 251772 for the discharge of conditions under the planning permission, further details are however required here.

Conditions as per 221684

Works to Remove Small First-floor Raised Landing

Notwithstanding the details submitted, no works shall be undertaken to remove the first-floor raised landing, which presently leads to the door opening giving access into the 19th century cross-wing part of the public house, until a schedule of works detailing the works to be undertaken to remove the enclosed landing and alter the first-floor room (labelled on the existing plans as a 'dressing room') to a the proposed staff bedroom have been submitted to and approved in writing by the local planning authority. The schedule shall set out the works to removing the landing and re-instate the room to its original dimension shall then be undertaken in accordance with the details as 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.

No Sawing of Historic Timbers

Within the road fronting right-hand side range that is to remain as a public house, no historic timbers, or joints between timbers of the wall frames, floor beams and roof structures are to be cut, sawn, or channelled 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.

No Mechanical or Chemical Cleaning of Historic

Timbers No mechanical or chemical cleaning or stripping treatment and no paint, stain or preservative treatment shall be applied to the timber frame and roof timbers of the listed building 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.

Roof Firebreak & Insulation

Notwithstanding the details submitted, no works shall be undertaken to form a firebreak and insulated the roof space of the portion of the listed building to be made into a separate dwelling hereby given consent, until full schedule have been submitted to and approved in writing by the local planning authority. The schedule shall set out the works to be undertaken to form a firebreak in the roof space with that of the Hope And Anchor PH and to insulate it without any cutting or removal of roof timbers. Works to form the firebreak and insulate the roof shall then

be undertaken in accordance with details as 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.

External materials

The materials to be used in the construction of the external surfaces, of the extensions hereby permitted, shall be of a similar appearance to those used in the existing building unless other minor variations are agreed in writing after the date of this permission and before implementation with 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.

CN2 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.

Advised amended & additional conditions:

JOINERY DETAILS (Windows/Exterior Doors)

Notwithstanding the details submitted, no works shall take place to install the hereby permitted new window(s)/external door(s)/roof-light(s), until such time as full joinery details have been submitted to and approved in writing by the local planning authority. Details are to include.

- Annotated elevation as proposed drawings to clearly identify the location of the of window and/or door for which joinery details are being submitted for,
- 1:10 or 1:20 scaled drawings of the new window(s)/external door(s)/roof-lights, along with vertical and horizontal cross-section
- Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details.
- Profile drawings at 1:1 or 1:2 scale for door frames and thresholds.
- Material for new windows frames and doors to be stated.
- Details as to means of securing the glazing i.e., (linseed oil) putty or with beading.
- External finishes to be stated.

Installation of the new window(s)/external door(s)/roof-light(s) is to then be undertaken in accordance with the details as 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.

Ground-Floor WC

Not with standing the details submitted no works to form the WC room off the entrance hall

shall be undertaken until further details, on how services and mechanical ventilation extraction would be achieved, have been submitted to and agreed in writing by the Local Planning Authority. Works to form the WC room in entrance hall shall then be undertaken in accordance with the details as 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.

EXTRACTION VENTS, GAS FLUES, EXTERNAL PIPEWORK, or DUCTING.

Notwithstanding the details submitted there are to be no gas flue, extraction vent, pipework, services ducting, soil pipe and/ or utility boxes on the external elevations other than those shown on the plans as approved unless otherwise agreed in writing by the local planning authority prior to works being undertaken.

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.

Date:	22/08/25	Signed:	Keith Frost Built Heritage Officer
--------------	----------	----------------	---------------------------------------