
MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	262055 + 260256
Address:	31 Rose Street, Wokingham, RG40 1XS.		
Proposal:	252055 – Householder application for the erection of an outbuilding to rear (retrospective). 262056 - Application for listed building consent for the erection of an outbuilding to rear (retrospective).		
Heritage Asset:	31 Rose Street- a grade II listed building, 33 Rose Street – a grade II* listed building 27-29 Rose Street – a grade II listed building Wokingham Town Centre Conservation Area Listed Buildings and Conservation Area are classed as designated heritage assets under the NPPF and in the Council's Local Plan policies		
Site Visit Made:	Yes previously.		

Summary Of Recommendations

From a built heritage stance there is **no objection** to the proposal.

Listed Building Consent is not required.

As the structure is not physically attached to the listed building, there is only a need for planning permission here.

Comments On Proposal

The recently installed shed within the grounds of this property has been found to done so without the requisite permissions. Due to the property being a listed building, this means certain otherwise permitted development works, in this case the addition of building within the curtilage of a dwellinghouse does require planning permission, and a potential need for listed building consent too.

The new shed, a small timber clad shallow pitched roofed building of approximately 2.5 metres width and 1 metre in depth, with a stated maximum height of 2.4 metres. This shed is a free-standing structure and has been sited at the far end of the gated driveway running down the side of the property, from off Rose Street. With the shed structure being positioned a short distance away from the property itself. Whilst with respect to the neighbouring grade II* listed building of 33 Rose Street, the shed is set further back from the rear aspect of that property.

The shed as freestanding structure that is not physically attached to the listed building itself or required any alteration to it means that in this case only planning permission is required here.

Whilst the shed itself is visible from Rose Street, when looking directly at the shed down the driveway gap between the two listed buildings of No. 31 and 33 Rose Street but is considered otherwise due to the setback position of the shed is considered not to otherwise adversely affect the setting of the two listed buildings or lead to any discernible chat to the character and appearance of the conservation area in which the property lies.

In summary, from a heritage stance this is no object to the shed in the location it is in as it does not harm to the setting of the property, as a listed building, or that of the neighbouring listed property of no.33 Rose Street, with the character and appearance of the conservation area unaffected.

As the structure is not physically attached to the listed building itself only planning permission is required here.

Conditions			
N/A			
Date:	01/09/26	Signed:	Keith Frost Built Heritage Officer