

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 11 March 2025

Application Number: 242725

Location: 1-2, Bush Walk, Wokingham, Wokingham, RG40 1AT

Proposal: Application for Listed Building Consent to include: refitting of existing shopfittings and floor coverings, repair of existing walls, erection of stud wall at rear of the shop to provide storage, repair and repainting of timber shopfront, installation of new non- illuminated sign to the front fascia, covering of side windows with vinyl product displays, alterations to existing internal lighting.

Recommendation: Approve

Conditions and/or 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 Block plan, AVH/Wokingham/01 and AVH/Wokingham/02 received by the local planning authority on 26/10/2024, 05/02/2025 and 27/02/2025. 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.

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.

Recommendation and conditions/reasons agreed: *MC*

Date: 11.03.2025

REMEMBER - The earliest date for a decision on this application is: **14 February 2025**