

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 10 July 2026

Application Number: 261070

Location: Shinfield Infant And Nursery School, School Green, Shinfield, Wokingham, RG2 9EH

Proposal: Application for listed building consent for the proposed installation of a replacement pedestrian gate following demolition of the existing front boundary dwarf wall, fencing and gate.

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 8093402-WSP-IP-PLN-012, 8093402-WSP-IP-PLN-013, and 8093402-WSP-IP-PLN-015 received by the local planning authority on 01/05/2026. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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 works hereby permitted shall be of a similar appearance and finish to those used in the existing boundary treatment it is replacing, unless otherwise agreed in writing by the local planning authority.

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

Relevant policy: Core Strategy policies CP1 and CP3.

Informatives

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

2. 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.

Recommendation and conditions/reasons agreed: *MC*

Date: 08.07.2026

REMEMBER - The earliest date for a decision on this application is: **18 June 2026**