

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 3 March 2026

Application Number: 260026

Location: Dunt Cottage, Dunt Lane, Hurst, Wokingham, RG10 0TA

Proposal: Application for Listed Building Consent for the proposed installation of Gigaclear broadband with new fibre to external oak beam, new hole for cable entry and internal installation of termination box.

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 (25076.PD-07 Location Plan), (26076.PD-08 Block and Parking Plan), (25076.PD-01 Existing Ground Floor Plan), (25076.PD-04 Proposed Ground Floor Plan), (25076.PD-03 Existing Elevations), (25076.PD-06 Proposed Elevations) received by the local planning authority on 06/01/2026. 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.

Informatives

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

2. 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: 24.02.2026

REMEMBER - The earliest date for a decision on this application is: **5 February 2026**