

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



Expiry Date: 12 September 2025

Application Number: 251653

Location: 2 Rose Street, Wokingham, Wokingham, RG40 1XU

Proposal: Application for Listed Building Consent for the proposed internal and external repair works including renewing the existing kitchen and bathrooms, repairing and redecoration of windows, external doors and front porch canopy, repointing and redecoration of walls, chimney and gutters, plus replacement third floor windows and the installation of lighting, security camera and 2no. floor mounted air conditioning units (part-retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered E01, E02, E03 RevP3, E04 RevP2 & E05 RevP3 received by the local planning authority on 13/07/2025, 08/09/2025 & 11/09/2025. 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.

2. External Repair Details

Prior to the commencement of exterior works (including works to repair windows, front door & canopy) hereby approved, the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as so approved:

- i. Window Schedule that sets out the repairs to be undertaken to the windows
- ii. Front Door Schedule that sets out the repairs to be undertaken to front door and door frame.
- iii. Front Door Canopy Schedule that sets out the repairs to be undertaken to the canopy structure.

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.

3. Window Joinery Details

Notwithstanding the details submitted, no works shall take place to install the hereby permitted new replacement window 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 drawings as proposed that clearly identifies the location of the of window for which joinery details are being submitted for,
- 1:10 or 1:20 scaled drawings for each design of the new replacement, along with vertical and horizontal cross-section
- Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details.
- The frame material for new windows frames to be stated along with the external finish/decoration to the
- 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.

4. Re-Pointing Details

No re-pointing works shall be carried out until a sample area showing the proposed mortar composition and colour and method of pointing has been prepared and the Council's Built Heritage Officer has attended the application site to inspect.

Post-inspection, commencement of the repointing works shall only be commenced following written approval by the local planning authority. The works shall thereafter be undertaken in accordance with the details so 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.

5. Air Conditioning System Details

Notwithstanding the details submitted, no works to install the hereby approved Air Condition system shall take place until further details have been submitted to and approved in writing by the local planning authority. The further details required are as follows:

1. Confirmation of the size and location of the external located Air Conditioning Units, including details as to how the units are to be fixed in place.
2. Details to confirm the manner and routing of cabling, pipework and or ductwork to the basement and first floor bedroom, expected to be achieved with no or minimal harm to historic fabric.
3. Position and manner of air condition outlets within the rooms being served by the air condition system.

The installation of the air condition system is to then be undertaken in accordance with the details so 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.

6. External Routing of Air Condition Units Pipework & Cabling

Notwithstanding the details submitted the routing of the air condition pipes and cabling on the exterior elevation of the building is to be done so without the pipes and/or cables being chased/channelled through the projecting brick horizontal banding, which is not to be altered/cut or removed.

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.

7. Extraction vents, Gas Flues, External Pipework, Ducting, and/or Service Cable Runs

Notwithstanding the details submitted there are to be no gas flues, extraction vents, pipework, services ducting, cable runs and/or utility boxes installed 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.

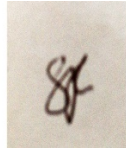
Informatives

1. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended plans being submitted by the applicant to overcome concerns relating to heritage.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.



Recommendation and conditions/reasons agreed:

Date: 11.9.25

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