

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



Expiry Date: 1 January 2025

Application Number: 242814

Location: Parkers Cottage, Ward's Cross, Hurst, Wokingham, RG10 0DS

Proposal: Application to vary condition 2 of planning consent 232493 for the for proposed removal of the existing two storey link and erection of a replacement two storey link extension, erection of a part single part two storey side/rear extension with 1 no. juliet balcony, plus removal of the existing side dormer and addition of a side dormer, removal of a pergola, installation of a flue, plus changes to fenestration, landscaping and front boundary treatment and internal alterations. Condition 2 refers to approved details. (retrospective)

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

Approved details - This permission is in respect of the submitted application plans and drawings numbered 583 120B, 583 131B, 583 100, 583 111B, 583 110B and 014-XX-00-PL-00 000 P1 received by the local planning authority on 06/11/2024. 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

Condition 3 now reads:

Materials - The development shall not be carried out other than in accordance with the approved details received by the local planning authority on 26/09/2024 as part of the discharge of condition application (LPA ref: 241955).

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.

Condition 4 now reads:

Details of dormer - The development shall not be carried out other than in accordance with the approved details received by the local planning authority on 10/07/2024, 12/07/2024 and 26/09/2024 as part of the discharge of condition application (LPA ref: 241955).

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.

Condition 5 now reads:

Details of link - The development shall not be carried out other than in accordance with the approved details received by the local planning authority on 10/07/2024, 12/07/2024 and 26/09/2024 as part of the discharge of condition application (LPA ref: 241955).

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.

Condition 6 now reads:

Details of materials of boundary treatments - The development shall not be carried out other than in accordance with the approved details received by the local planning authority on 10/07/2024 and 18/07/2024 as part of the discharge of condition application (LPA ref: 241955).

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.

Condition 7 now reads:

Roof insulation - The development shall not be carried out other than in accordance with the approved details received by the local planning authority on 10/07/2024, 12/07/2024 and 26/09/2024 as part of the discharge of condition application (LPA ref: 241955).

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.

Condition 8 now reads:

Rainwater goods - The development shall not be carried out other than in accordance with the approved details received by the local planning authority on 10/07/2024, 12/07/2024 and 26/09/2024 as part of the discharge of condition application (LPA ref: 241955).

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.

All other conditions of planning permission 232493 apply to this planning permission, viz:

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. See above.

Reason: See above.

3. See above.

Reason: See above.

4. See above.

Reason: See above.

5. See above.

Reason: See above.

6. See above.

Reason: See above.

7. See above.

Reason: See above.

8. See above.

Reason: See above.

Recommendation and conditions/reasons agreed: *MC*

Date: 17.12.2024

REMEMBER - The earliest date for a decision on this application is: **5 December 2024**