

Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Laxton Properties Ltd
6 Amersham House
Mill Street
Berkhamsted
Herts HP4 2DT

14th January 2025

Dear Sirs,

RE: Planning Statement

**Full Application: Proposed erection of automatic operation electric gates at car park exit
Thames Bridge House, Henley Bridge, Henley-on-Thames, RG9 2LN**

Please accept this letter as Laxton Properties Planning Statement in support of a full application for the erection of automatic operation electric gates at the car park exit of its current development at Thames Bridge House, Henley-on-Thames.

This full application follows the refusal of a Certificate of Lawful Use or Development (Reference: 242897). This application was refused due to the proposed gates exceeding 1m in height adjacent to the highway and therefore not constituting permitted development. The refused application attracted no objections to the proposals.

The original permission (232680) for the currently under construction Thames Bridge House development included a Condition 16 which stated that no gates or barriers shall be erected on the shared vehicular access hereby permitted. The officer's report for the refused certificate of lawful use or development application (242897) confirmed that this condition would not apply to the proposals within this application of a gate being sited on the vehicular exit.

The land does fall within the Green Belt but it is our assertion that the proposed development of the gate would form an acceptable development in the Green Belt falling under Paragraph 154h of the new NPPF, being another form of development that preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. Alternatively the proposed development could constitute an alteration to a building under Paragraph 154c. In either case the proposed development of the gates is considered appropriate development in the Green Belt. This accords with Local Plan Policies CP12 and TB01.

The land also falls within the Remenham Henley Bridge Conservation Area. Local Plan Policy TB24 requires works affecting a Conservation Area to conserve or where possible enhance the important character and special architectural or historic interest. There is no character appraisal or management plan for the Conservation Area. It is our assertion that the proposed development of the gates would constitute minor development and would be seen in the context of the new (under

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construction) Thames Bridge House and would therefore have no impact on the Conservation Area. Overall the redevelopment of the wider Thames Bridge House is an enhancement to the Conservation Area, taking a redundant site and bringing it back in to use, with high quality architecture. It is asserted that the proposed development would have no harm on the heritage asset and therefore be in accordance with the NPPF (in particular Paragraphs 215, 216 and 220).

We believe the proposed erection of automatic operation electric gates at the car park exit of Thames Bridge House complies with all relevant planning policy and with the existing permission for the current development on Thames Bridge House. We respectfully request that Wokingham Borough Council grant planning consent at the earliest opportunity to assist with the wider development of the site and avoiding unnecessary delays in construction.

Yours Sincerely

For Laxton Properties