

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250426
Site Address:	Glebelands, Woolf Drive, Wokingham, RG40 1DU
Expiry Date:	22 April 2025
Advert Publication Date:	26 February 2025
Site Notice Date:	28/02/2025
Site Visit Date:	24/03/2025
Proposal: Application for Listed Building consent for the proposed demolition of existing conservatory.	

PLANNING CONSTRAINTS/STATUS

- Grade 2 Listed Building

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
MDD Local Plan (MDD)	TB24 – Designated Heritage Assets (where site is within a Conservation Area)

PLANNING HISTORY

Application No.	Description	Decision & Date
230604	Application for Listed Building consent for the proposed removal of the existing windows and replacement with reproduction frames based on existing profiles, to preserve the leaded panels, opening sashes and all metalwork for reuse. Windows will be white painted timber in all cases.	Awaiting decision.
182697	Listed Building consent for replacement of casement windows in Cottage and reinstatement of Conservatory framing/glazing (Incorporate double glazed units).	Approve 12/12/18
130640	Application for Listed Building Consent for the proposed erection of a extension to house a new lift shaft and associated lobbies to the 1957 wing of the Care Home.	Approve 18/12/2013
121060	Listed building application for the proposed erection of 3 storey extension to provide new lift	Approve 20/09/2012

	shaft and associated lobbies to the 1957 wing	
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CONSULTATION RESPONSES

WBC Conservation	No objections, subject to conditions.
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REPRESENTATIONS

The Wokingham Town Council P&T Committee – Support application.

APPRAISAL

Site Description and Proposed Works:

Glebelands House is a substantial historic building located within its own grounds closely related to Wokingham Town Centre. It currently accommodates a residential care home owned and operated by Greensleeves Care.

The application seeks listed building consent for the proposed demolition of existing conservatory.

The proposal complies in terms of:

Impact on heritage asset:	☒
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The Council's Built Heritage Officer has reviewed this application and has stated the following:

Glebelands is a former country house designed in a free-Tudor style by Sir Ernest Newton – a pupil of Richard Norman Shaw – for Alfred Nicholson, a Director, and later Chairman, of the Linoleum Manufacturing Company. Completed in 1897, the building was subsequently altered and extended in the 20th century, notably by Harry Weedon in the 1950s with a large wing to the north, having been converted for use as a rest and convalescent home in the 1930s. The latter part of the 20th century saw further development with residential buildings of Acorn Drive built within the parkland, Academy House constructed immediately off the main drive and the Broccoli Cloister built and linked to the main house (via the 1950s element) to the north. In addition to the main listed building, the former stables and cottage as well as the lodge are all separately listed as Grade II. Despite all the 20th and 21st century development, Glebelands can still be read and appreciated as a large late Victorian country house set within a verdant and open setting.

The application proposes the removal of a timber conservatory attached to the south of the main building. Anecdotally the conservatory is said to date from the 1950s, however all the fabric is no older than 30 years – within the 1995-2005 range. Cartographic evidence suggests there was no addition in this area until the late 20th century – save for the 1950s flat roofed element which the conservatory partly attaches on to, and I am unable to find planning history for it post-1998. Whilst not unpleasant, the design and construction are not of the

highest quality and the structure has evidently reached the end of its lifespan. Conservatories were a perfectly legitimate architectural concept for grand Victorian and Edwardian country houses, however there is no evidence to suggest that Newton nor Weedon ever envisioned one at Glebelands. Given the deficient detailing and current condition, paired with the rather clunky attachment to the host, the structure ultimately detracts from the interest of the building and thus the removal is supported from a heritage stance. In combination to the benefit of the removal of the actual conservatory the original elevation, and part of the 1950s addition, will be better revealed and their historic appearance effectively restored.

Given this, no objection is raised to the application there is no impact identified on its significance. There are, however, a number of impacts to the fabric which arise as a result of the proposed works, details of such are required to be secured by condition.

Suitable conditions will be attached to any consent to ensure compliance.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approval
Date:	14 April 2025
Earliest date for decision:	3 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	15 April 2025