

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251154
Site Address:	The Old Post House, The Street, Swallowfield, Wokingham, RG7 1QY
Expiry Date:	11 August 2025
Site Visit Date:	N/A
Proposal: Application for a certificate of lawfulness for the proposed reconstruction and repair of part of the external elevation.	

PLANNING HISTORY

Application No.	Description	Decision & Date
167/71	Garage	C/A 18/03/71
O/238/66	Detached house in rear garden	Refused 25/10/79
21334	Two storey extension.	Approved 25/10/79
22242	Two storey extension	Approved 20/09/84
LB/2006/9317	Installation of satellite T.V. aerial dish on rear wall.	Approved 09/01/07
LB/2011/2382	Installation of sun pipe in kitchen and replacement rear windows (part retrospective).	Approved 06/01/12
LB/2012/0365	Replacement windows and secondary glazing.	C/A 19/04/12
183238	Householder application for the proposed installation of a circular window at ground floor level.	Approved: January 2019

CONSULTATION RESPONSES

WBC Conservation Officer	No objection
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APPRAISAL

Are the works lawful?:

Yes	☒
No	☐

Assessment

Section 26H (1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 (as amended) states: *“A person who wishes to ascertain whether proposed works for the alteration or extension of a listed building in England would be lawful may make an application to the local planning authority specifying the building and describing the works.”*

Section 26H (2) states: *“For the purposes of this section works would be lawful if they would not affect the character of the listed building as a building of special architectural or historic interest.”*

The proposed works comprise the reconstruction and repair of part of the external elevation of the existing property, following damage due to a recent vehicular collision with the dwelling. The accompanying application form refers:

“We propose to rebuild circa 14m² of the external elevation, cleaning existing bricks where possible or sourcing matching reclaimed bricks from a local yard as well as some minor cosmetic damages which will be carried out internally. Works are going to be carried out following vehicle impact to the property.”

A schedule of works has also been provided within the application, which breaks down the intended process of repair.

The Council's Built Heritage Officer was consulted on the application and raised no objection to the proposal. They commented the following:

“The above application seeks a certificate of lawfulness for the taking down and reconstruction of circa 14m² of brick walling to the side elevation of The Old Post Office, required following vehicle impact damage. The Old Post Office – along with the attached neighbour of Swallowfield Cottage are formed from an 18th century building with subsequent alterations in the 19th and 20th centuries located on the corner of The Street and Swallowfield Street in the Swallowfield Conservation Area.

The element of the building is understood to date from 1984-1985, of red brick in a Flemish Bond with the top third tile hung. The roof is of clay tile, half hipped with dormer windows either side and a small oculus window on the hip end. Despite being modern, this element is rather successful – it is well designed and detailed. Indeed, a sketch of the building is included in the Conservation Area Appraisal document. The lower roadside elevation is blank – the area in question – giving the impression of an authentic historic element, almost like a ‘barn-like’ appendage to the host structure.

As result of the impact damage, it is necessary to re-construct a significant portion of the elevation's walling. Whilst the actual impact area is fairly limited, it is apparent the wall has suffered numerous fractures as result, hence the need to take down and re-construct the larger area. Whilst this element is fairly modern, and thus there is limited concern over the fabric, it is important that the works are well executed as to preserve the interest of the historic parts of the building. The submitted schedule of works is well considered and appropriate in specification and methodology, and therefore no concerns are raised.”

In summary, it is considered that the proposed repair works would not significantly affect the external appearance of the building as a whole. The proposal is considered de minimis development and would not warrant a full planning application or listed building consent. In accordance with the response from the Built Heritage Officer and Section 26 (1) & (2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 (as amended), the application is recommended for approval.

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

Recommendation:	Approve
Date:	8 July 2025
Earliest date for decision:	7 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	8 July 2025