

# **LISTED BUILDING CONSENT** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 9 October 2024

**Application Number:** 242045

**Location:** 11-13 Broad Street, Wokingham, RG40 1AU

**Proposal:** Application for Listed Building consent for the proposed addition of a new service hatch, painting of the shopfront and replacement tiling to the stallriser, internal alterations, plus the installation of signage consisting of 1 no. externally illuminated projecting sign and 1 no. internally illuminated collection sign.

**Recommendation:** Approve

## **Conditions and/or Reasons**

### **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. Approved details**

This permission is in respect of the submitted application plans and drawings numbered 596943-1 A, 596943-2 D, 596943-3 B, 596943-4 A, Z78 001 A, Z78 002 A and 'Wokingham - 2024 Transformation Concept Scheme' received by the local planning authority on 08.08.2024, 14.08.2024 and 22.08.2024. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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.*

### **3. External materials**

Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless otherwise agreed in writing by the local planning authority.

*Reason: To ensure that the external appearance of the building is satisfactory.*  
*Relevant policy: Core Strategy policies CP1 and CP3.*

## **Informatives**

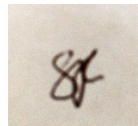
1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations,

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:

- Description confirmation.

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:

A small, square, light-colored image containing a handwritten signature in dark ink. The signature is stylized and appears to be 'Sf'.

Date: 30.9.24

**REMEMBER** - The earliest date for a decision on this application is: **12 September 2024**