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Historic Building Consultants

66 FINCHAMPSTEAD ROAD
WOKINGHAM, BERKSHIRE, RG40 2NS

HERITAGE IMPACT ASSESSMENT



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0330 0880 984
contact@heritageunlimited.co.uk
heritageunlimited.co.uk

Registered in England No.11167923
VAT Registration No.388121484

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HIA1 LISTING DESCRIPTION

REVISION SCHEDULE					
Rev	Date	Details	Prepared by	Reviewed by	Approved by
1	13/10/2026	Draft for Review	Paul Clarke Director	Zara Hills Heritage Consultant	Client
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SOURCES REVIEW			
Source	Document reviewed	Reviewed by	Date
National Heritage List for England (NHLE)	List entry 1319163, Southbrook (Grade II)	PC	13/10/2026
Historic Environment Record (HER)	Heritage Gateway, Historic England research records within 500m of the site: 247815 (Wokingham, medieval town), 247781 (Lower Palaeolithic findspot) and 1382932 (Lord Raglan public house). No record at the site.	PC	13/10/2026
Local Plan	Wokingham Borough Core Strategy (adopted January 2010), Policy CP3; Managing Development Delivery Local Plan (adopted February 2014), Policy TB24	PC	13/10/2026
NPPF	National Planning Policy Framework (August 2026)	PC	13/10/2026
Historic mapping	Ordnance Survey maps published 1899 and 1966 (National Library of Scotland)	PC	13/10/2026
Planning history	Wokingham Borough Council register, applications 960243 and 240395; HCUK Group Heritage Impact Assessment (February 2024) and Planning Statement for 240395	PC	13/10/2026

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EXECUTIVE SUMMARY

This Heritage Impact Assessment accompanies planning application 261899 for the change of use of the former physiotherapy clinic at 66 Finchampstead Road, Wokingham, to a single dwelling (Class C3). No.66 is not listed and is not in a conservation area. The Council has identified it as a non-designated heritage asset, and it adjoins the north side of Southbrook, 68 Finchampstead Road, which is listed at Grade II.

Southbrook is a late 18th century brick house with a three-bay symmetrical south front. No.66 was built as its rear extension in the mid-19th century and became a separate dwelling in the early 20th century. It makes a positive contribution to the setting of the listed building.

The application returns no.66 to the residential use it was built for. No external changes are proposed to the property therefore the proposal would have no effect on the significance of Southbrook under policy HE5(2) of the National Planning Policy Framework (August 2026), its setting would be preserved for the purposes of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the significance of no.66 would not be harmed.

Heritage asset	Significance	Effect (NPPF policy HE5(2))	Public benefits weighed
Southbrook, 68 Finchampstead Road, Grade II (NHLE 1319163)	High	No effect	One six-bedroom dwelling; no.66 returned to residential use (policy HE6(4))
66 Finchampstead Road, non-designated heritage asset	Low	No effect	One six-bedroom dwelling; no.66 returned to residential use (policy HE7(2))

Table 3: Harm and benefits summary. Reproduced word for word in the Executive Summary.

1.0 INTRODUCTION

1.1. This Heritage Impact Assessment has been prepared by Heritage Unlimited on behalf of Rajashekar Krishnaiah to accompany planning application 261899 at 66 Finchampstead Road, Wokingham. The application form describes the development as the "Proposed change of use from a physiotherapy clinic to a 6-bedroom dwelling". The dwelling would be a single dwelling in Class C3.

1.2. Two earlier applications on the Council's planning register bear on the proposal. Permission was granted on 23 September 1996 (reference 960243) for the "Change of Use of No 66 From C3 Residential Dwelling to Therapy Clinic and No 62 From Therapy Clinic to Residential Dwelling". Application 240395, for the "change of use, refurbishment and extension of existing physiotherapy/dwelling to Class C3 residential. Following demolition of existing cottage and an erection comprising of 3no. residential units plus associated parking and landscaping", was withdrawn on 5 October 2026. The present proposal involves no demolition, no extension, no new building and no external alteration.

1.3. Application 240395 was accompanied by a Heritage Impact Assessment by HCUK Group dated February 2024 (the 2024 assessment), whose author visited the site. It records the Conservation Officer's pre-application advice on that scheme. The officer described nos.66 and 68 as "this pair of traditional buildings", said they would "advocate re-establishing the first floor historic window" of no.66, with the re-opening of a blocked ground floor window, and would "be supportive of the removal (by an appropriate method) of paint removal from the external brickwork". Those works formed part of the withdrawn scheme. The present application is for the change of use alone, and nothing in it prevents them. The Design and Access Statement for application 240395 also records that an earlier pre-application scheme for a block of flats (reference 211983, submitted in 2021) was not supported by the Conservation Officer because of its effect on no.68. The present proposal adds no building to the site.

1.4. On 7 October 2026 the Council's planning officer advised, after speaking to the Heritage Officer, that "a Heritage Statement is required due to its context" and added: "I refer you to the previous application, now withdrawn, as to what may be reasonably expected in your statement." This document is that statement.

1.5. No.66 is not listed and is not in a conservation area. The list entry is for no.68 alone, and no.66 had been a separate property for decades when Southbrook was listed in 1987. Historic England advises that "Any ancillary object or structure fixed to a listed building is also treated as part of the building" (Advice Note 10, Listed Buildings and Curtilage). No.66 was not ancillary to Southbrook in 1987: the 2024 assessment records that it "was separated off into a private dwelling in the early 20th century and has remained separated since" (paragraph 4.11). The Planning Statement and the 2024 assessment for application 240395 both record that the Council identified no.66 as a non-designated heritage asset in pre-application discussions, although it is not on the Council's list of Buildings of Traditional Local Character, and this assessment treats it as one. Southbrook, 68 Finchampstead Road, is listed at Grade II (NHLE 1319163) and adjoins no.66 to the south. No other

designated heritage asset is close enough to be affected: the next nearest listed building, The Duke's Head Public House (Grade II, NHLE 1118053), is about 290m to the north.

1.6. Policy HE5(1) of the National Planning Policy Framework (August 2026) requires development proposals affecting heritage assets to be accompanied by an assessment of the significance of the assets affected, including any contribution made by their setting, and of the potential effect of the proposal on that significance. Annex C of the Framework names that information requirement as a "Heritage impact assessment". This document meets that requirement and assesses the proposal against the statutory duty in section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

1.7. The scheme assessed is shown on the following drawings by 1 Right Plan, none of which carries a revision letter: 001 Location Plan, 010 Existing Block plan and 111 All Existing Plans, each dated August 2026; and 110 Proposed Block plan and 112 All Proposed Plans, each dated October 2026, which replace the drawings of the same numbers dated August 2026. Drawing 112 is assessed in the version received from 1 Right Plan on 13 October 2026. The assessment applies to that scheme and to no other.

1.8. The assessment is desk-based. It draws on the National Heritage List for England, Historic England research records on the Heritage Gateway, historic Ordnance Survey mapping, the Council's planning register, the 2024 assessment, the application drawings and photographs of no.66 supplied by the applicant. Heritage Unlimited has not visited the site, and where this assessment refers to what can be seen it relies on the 2024 assessment and says so. Significance is assessed with reference to Historic England's Conservation Principles (2008) and Historic England Advice Note 12, Statements of Heritage Significance (2019). The effect on setting is assessed with the five-step approach in Good Practice Advice in Planning Note 3, The Setting of Heritage Assets (second edition, 2017).

1.9. This report should be read in conjunction with the application drawings and the other documents submitted with the application. It has been prepared by Paul Clarke BA (Hons) Arch Cons, Director, and reviewed by Zara Hills MSc Con Hist Bldgs, Heritage Consultant, of Heritage Unlimited.

2.0 SITE LOCATION AND CONTEXT

2.1. 66 Finchampstead Road is located to the east side of Finchampstead Road (the A321), Wokingham, RG40 2NS, to the south of the railway, at approximately NGR SU 8096 6803 (Fig.1).



Fig.1: Location plan. The application site edged red, with Southbrook (no.68) adjoining to the south (1 Right Plan, drawing 001).

2.2. No.66 is a two storey brick building under hipped slate roofs. The applicant's photographs show its west front, facing the road, in unpainted red brick with sash windows under gauged brick arches, and its north and east elevations painted, with a glazed conservatory porch and the signage of the Warr Physio and Well-Being Clinic on the north side (Figs.2 and 3). The 2024 assessment records the alterations made since the division: "internal changes to plan form (including the introduction of a new staircase), the introduction of various poor quality extensions, creation of a new entrance, blocking of windows and introduction of modern cement render to two of its three elevations". The Conservation Officer's comments quoted in Section 1.0 refer to paint on the external brickwork, and the applicant's photograph of the rear elevation shows the brick coursing through the finish (Fig.3).



Fig.2: No.66 from the northwest: the painted north elevation with the conservatory porch, and the brick west front.



Fig.3: The rear (east) elevation of no.66 from its garden.

2.3. Drawing 010 shows two further buildings on the site to the east, labelled Stable Cottage and Garage/Storage. The 2024 assessment describes a single storey rendered building on the site which "appears to have its origins in the 19th century as a small coachman's cottage" and has been materially altered and describes the garages as modern. The drawings show no works to either.

3.0 PLANNING LEGISLATION AND POLICIES

Legislation

3.1. The statutory framework for listed buildings and conservation areas is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

3.2. Section 66(1) states that, 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. The duty is engaged here through the setting of Southbrook.

3.3. Preserving, in this context, means doing no harm (South Lakeland District Council v Secretary of State for the Environment [1992] 2 AC 141). Where harm to a listed building or its setting is identified, the decision maker must give it considerable importance and weight (Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137), a principle now expressed in national policy at HE6(3).

National Planning Policy Framework (2026)

3.4. The National Planning Policy Framework published in August 2026 (the NPPF) is a material consideration. Annex A provides that its policies are to be taken into account in decision-making from the day of its publication. Chapter 20, Conserving and enhancing the historic environment, sets out national policy for heritage assets as policies HE1 to HE10. The decision-making policies relevant to this application are summarised below, with their application to the site.

3.5. HE4(1) requires heritage assets to be conserved in a manner appropriate to their significance. Proposals should maintain or secure a use consistent with their conservation and should "Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance". HE4(2) requires any harm to, or loss of, the significance of a designated heritage asset, including from development within its setting, to have a clear and convincing justification. Here the proposal secures a residential use for no.66 and makes no external alteration to it.

3.6. HE5(1) sets out the applicant's duty to assess the significance of the assets affected and the potential effect of the proposal on that significance, proportionate to the assets' importance and 'no more than is necessary to understand the potential effect of the proposal on their significance'. This document is that assessment.

3.7. HE5(2) requires the assessment to identify whether the proposal would be likely to have a positive effect, no effect, result in harm, or cause the total loss of the significance of a heritage asset. Where harm arises, 'The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance'. HE5(3) confirms that it is the effect on a heritage asset's

significance 'rather than the scale of the development which should be considered'.

3.8. HE6(1) requires substantial weight to be given to the conservation of a designated heritage asset, the more important the asset the greater the weight, irrespective of the level of effect. HE6(2) provides that proposals which would have a positive effect on a designated heritage asset should be supported. HE6(3) states that any harm to a designated heritage asset 'will be a matter of considerable importance and weight', and HE6(4) requires any such harm to be weighed against the public benefits of the proposal.

3.9. HE7 applies to no.66 as a non-designated heritage asset. HE7(2) provides: "Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset."

Development Plan

3.10. The development plan comprises the Wokingham Borough Core Strategy (adopted 29 January 2010) and the Managing Development Delivery Local Plan (adopted 21 February 2014). The relevant parts of the heritage policies read:

> Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)
>
> A) "The Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by: a. Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views."
>
> Policy CP3: General Principles for development
>
> B) "Planning permission will be granted for proposals that: … c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses."

3.11. Both policies predate the August 2026 Framework. Their requirements are applied alongside policies HE4, HE5, HE6 and HE7.

Summary

3.12. The key questions are therefore whether the proposal preserves the setting of Southbrook (section 66(1)); how its effect on the significance of Southbrook and of no.66 is classified under HE5(2); and, should any harm be identified, how that harm weighs against the benefits of the proposal under HE6(4) for Southbrook, HE7(2) for no.66 and Policy TB24.

4.0 IDENTIFIED HERITAGE ASSETS

Southbrook (Grade II)

4.1. Southbrook is listed at Grade II (NHLE 1319163, first listed 15 July 1987) under the statutory address "SOUTHBROOK, 68, FINCHAMPSTEAD ROAD". A description of the building at the time of listing can be found in Appendix HIA1.

4.2. The entry is for no.68. It places the interest of the building in its south front, its plan and the conservatory and outhouse to the east. The 2024 assessment found from the 1839 Wokingham tithe map and apportionment that James Twycross then owned and occupied the house, on a plot described as "house, tanyard & close", and that he lived there until his death in 1863. It records that Southbrook "has remained consistently in use as a single family dwelling".

66 Finchampstead Road (non-designated heritage asset)

4.3. No.66 adjoins the north side of Southbrook. The 2024 assessment found that its site was undeveloped on the 1839 tithe map and that the Ordnance Survey map surveyed in 1870 shows "a large rear extension to the earlier house", which "now forms the separate no.66". It dates no.66 to about 1840 to 1870, some 50 to 80 years after Southbrook, and finds from the maps of 1911 and 1933 that the house and its extension were divided into two properties, presumably between those years.

Historic Map Regression

4.4. The Ordnance Survey 25-inch map revised in 1898 shows no.66 and Southbrook as adjoining ranges of one building, with a glasshouse on the east side of Southbrook, a detached building to the east of no.66 and a curved drive from the road (Fig.4).



Fig.4: Ordnance Survey 25-inch map, Berkshire sheet XXXVIII.15, revised 1898, published 1899. No.66 edged red (approximate).

4.5. The 1:2,500 map revised in 1964 shows the division (Fig.5). The north range, now no.66, is numbered 62 and 64, the south range is numbered 68, the detached building to the east is numbered 66 and Eyre Court is shown to the southeast.

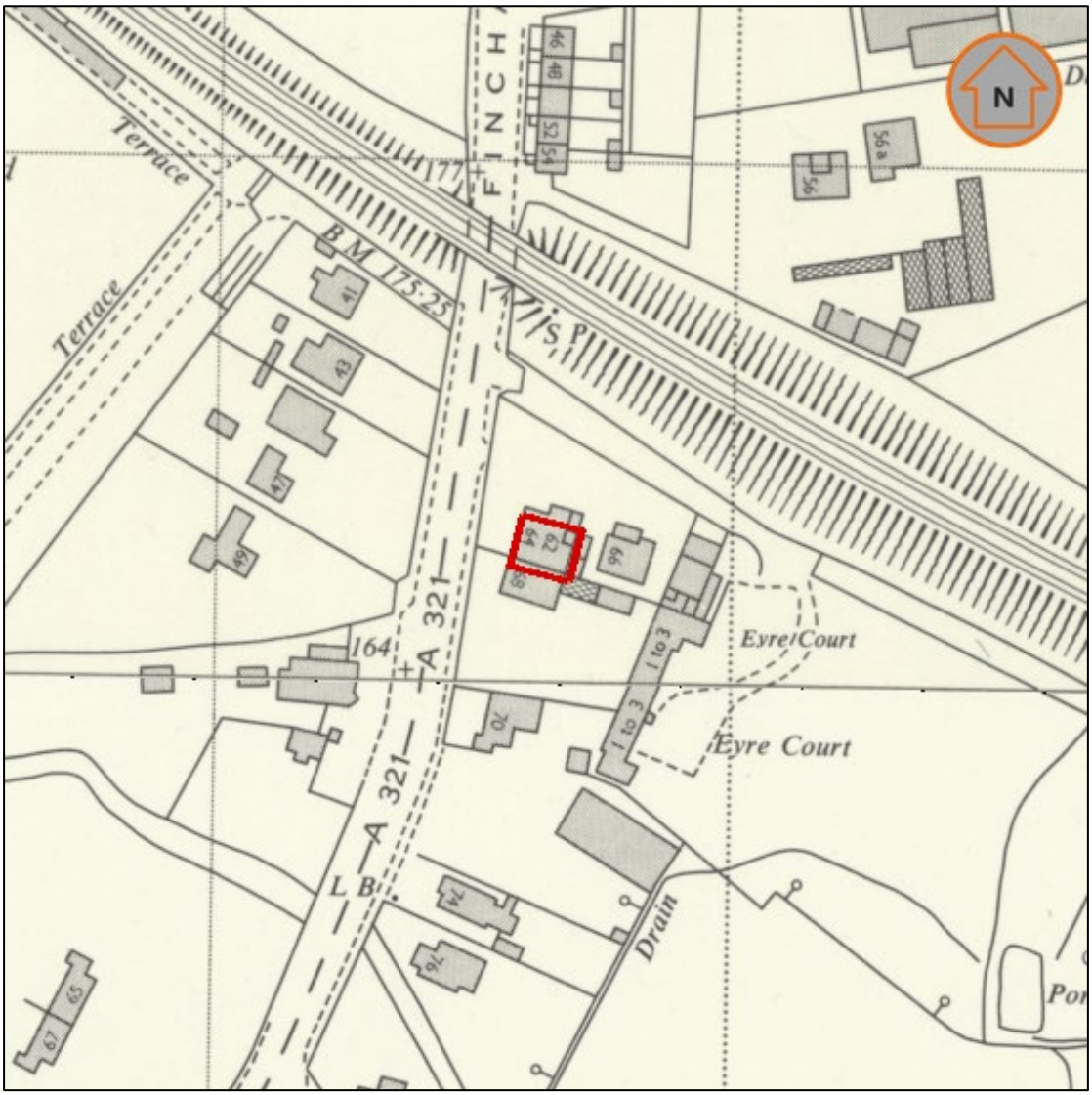

Fig.5: Ordnance Survey 1:2,500 map, sheet SU8068-SU8168, revised 1964, published 1966. No.66 edged red (approximate).

4.6. The evidence therefore indicates that no.66 was built as the rear extension of Southbrook between 1839 and 1870, was divided from it, presumably between 1911 and 1933, and had been separately numbered and occupied for decades when Southbrook was listed in 1987.

5.0 ASSESSING SIGNIFICANCE

5.1. Significance is defined in Annex B (Glossary) of the NPPF as "The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting." The setting of a heritage asset is defined as "The surroundings in which a heritage asset is experienced." Historic England's Conservation Principles (2008) describes significance through four heritage values: evidential, historical, aesthetic and communal. The two sets of terms are combined for the purposes of this report.

5.2. Part 4 of British Standard 7913:2013 Guide to Conservation of Historic Buildings provides information on heritage values and significance. In context, this document states, 'A wide range of factors can contribute to the significance of a historic building. As well as physical components, significance includes factors such as immediate and wider setting, use and association (e.g., with a particular event, family, community or artist and those involved in design and construction)'.

5.3. Identifying the values of an asset allows the degree of its significance to be understood, and informs the assessment of the effect the proposed works would have on the heritage asset and its setting. Those values may be tangible, such as the physical fabric of a building or a landscape that can be seen and touched, or intangible, such as an association with a past event or person.

- Evidential (archaeological) value relates to physical aspects of the site which provide evidence from the past. This can be with built form or below ground archaeology.
- Historical value is the extent to which the asset is associated with or illustrative of historic events or people.
- Aesthetic (architectural/artistic) value includes design, visual, landscape and architectural qualities.
- Communal value includes social, commemorative, or spiritual value, local identity, and the meaning of place for people.

5.4. The assessment follows the staged approach in Historic England Advice Note 12, Statements of Heritage Significance (2019): understanding the form, materials and history of the affected heritage assets; understanding their significance; and then understanding the impact of the proposal on that significance.

5.5. The assessment of significance draws on the information in Section 4.0 and uses the values defined above to grade significance on two scales, set out below: the overall significance of

each heritage asset, and the significance of each of its elements.

Overall significance of a heritage asset	
Very high	The assets policy HE6(6) of the NPPF identifies as "assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites".
High	Other designated heritage assets, including grade II listed buildings and conservation areas, whose special interest survives substantially intact.
Medium	Designated heritage assets whose special interest has been materially eroded, and non-designated heritage assets of more than local interest.
Low	Non-designated heritage assets of local interest, or assets whose interest survives only in part.
Significance of an element of an asset	
High	Features which contribute to the principal historical and architectural interest of the asset.
Medium	Features which noticeably contribute to the overall architectural or historical interest, including later features of historic or design interest.
Low	Features which make a relatively minor contribution to the historic and architectural interest.
Neutral	Features which do not contribute to the historic and architectural interest of the asset.
Detracts	Features which detract from the significance of the asset.

Table 1: Significance scales used in this assessment.

5.6. Designation is the starting point, not the answer: each asset and element is graded on the evidence of its surviving interest, and the reason for the grade is given.

Assessing Setting

5.7. The primary guiding document for assessing setting is The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (second edition, 2017), produced by Historic England.

5.8. Setting varies from asset to asset and cannot be generically defined. Changes to the setting of heritage assets may be positive such as replacing poor development which has compromised the assets setting. It is likely that the setting of an asset has changed over time from the dynamics of human activity and natural occurrences such as weather.

5.9. The importance setting makes to the contribution to the significance of the heritage asset is often related to how the heritage asset is seen in views. This can include views looking towards the heritage asset or from the heritage asset looking outwards and may include relationships between the asset and other heritage assets, natural or topographical features. Assets may also be intended to be seen from one another in designed landscapes for aesthetic reasons.

5.10. Historic England advises a staged approach to proportionate decision-taking, applied within the policies of the NPPF and assessed proportionately to the nature, extent and level of the heritage asset's significance.

5.11. The Guidance recommends a five-step approach to the assessment of the effect of development on the setting of heritage assets as follows:

Step 1: Identify which heritage assets and their settings are affected;

Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;

Step 4: Explore ways to maximise enhancement and avoid or minimise harm;

Step 5: Make and document the decision and monitor outcomes.

Significance of Southbrook

5.12. The significance of Southbrook lies in its architectural and historic interest as a late 18th century house. Its aesthetic value is in the composition the list entry records: the three-bay symmetrical south front with gauged brick arches, sash windows and a moulded stone doorcase with pediment and fanlight, under a hipped slate roof. Its evidential and historical value is in its central staircase plan, in the 19th century conservatory and gardener's outhouse, and in its association with James Twycross, a tanner and wool stapler who served as alderman of Wokingham (2024 assessment, paragraphs 3.4 and 3.5). No communal value has been identified.

5.13. The key elements of its significance are the south front, the plan of the house, the hipped slate roof and tall chimney the list entry records, and the conservatory and gardener's outhouse. Its overall significance is High, as a grade II listed building.

5.14. On setting, the 2024 assessment found that the private gardens of Southbrook "would remain a key contributor to the asset's significance", that its relationship with Finchampstead Road is "a positive one" as its original approach, and that no.66, as its former extension, makes "a clear and positive contribution to the significance of the listed building". It also recorded that "only small portions of the building are visible from the public realm" because of its boundary walls and planting. Those findings are adopted here.

Significance of 66 Finchampstead Road

5.15. No.66 has historical value as the mid-19th century extension of Southbrook, and aesthetic value in its brick west front, whose sash windows and gauged arches follow those of the listed building. Its north and east elevations have been painted and its interior and openings altered. The 2024 assessment concluded: "while of some limited local heritage value, the building is not of any material architectural or historic interest. Instead, to a large degree, it borrows its interest from the adjacent grade II listed Southbrook of which it was formerly part".

5.16. The key elements of its significance are the west front, the hipped roofs and chimney stacks, and its physical and historical relationship to Southbrook. Its overall significance is Low, as a non-designated heritage asset of local interest. The elements of both assets, and whether the works affect them, are summarised in Table 2.

Element	Date and character	Significance in its own right	Affected by the works
Southbrook: south front	Late 18th century; "3 bay symmetrical south front" with stone doorcase and fanlight (list entry). Faces away from no.66.	High	None
Southbrook: plan	"Central staircase plan" (list entry). Not seen.	High	None
Southbrook: conservatory and gardener's outhouse	"lean-to late Cl9 conservatory" and "brick single storey gardeners outhouse" (list entry); a glasshouse is shown here on the 1898 map.	Medium	None
Southbrook: its gardens and approach from the road	"a key contributor to the asset's significance"; the road relationship "a positive one" (2024 assessment, paragraph 4.9).	High	None
No.66: west front, north elevation and roofs	About 1840 to 1870; brick west front with sashes and gauged arches (applicant's photographs). A positive part of the setting of Southbrook.	Medium	None
No.66: rear (east) elevation, ground floor	Painted brick with glazed doors (applicant's photographs, drawing 111).	Low	None
Stable Cottage and garage	Appears to have 19th century origins, materially altered; garages modern (2024 assessment, paragraph 4.14).	Neutral	None
Modern surroundings	Retail park, petrol station and Eyre Court (drawing 001; 1964 map).	Neutral	None

Table 2: Significance of the elements of Southbrook, its setting and no.66.

Significance	High	Medium	Low	None

6.0 PROPOSED WORKS AND ASSESSMENT

Proposed Works

6.1. The application is for a change of use: no.66 would cease to be a physiotherapy clinic and become a single dwelling with six bedrooms. The scheme is shown on drawings 110 and 112, prepared by 1 Right Plan.

6.2. The proposal involves no external alteration. The application as first submitted in August 2026 showed two enlarged door openings on the rear elevation and two timber stores in the grounds, and those works were removed from the scheme in October 2026. Drawing 112 now shows the roof, both chimney stacks and the front (west), left side (north) and rear (east) elevations of no.66 with the door and window openings they have on existing drawing 111. Drawing 110 shows no new structure in the grounds and drawing 112 marks the existing conservatory as the storage area for two cycles. No works are shown to Southbrook, to Stable Cottage or to the garage, and with no extension or new structure drawn the scheme involves no new foundations.

6.3. The Planning Statement submitted with the application states that "the external elevations would remain unchanged" and that "The proposal would preserve the fenestration elements installed within elevations of the building" (section 3.2). This assessment is made on that basis: the drawings show the existing windows and doors kept.

6.4. The internal alterations shown on drawing 112, which include closing the doorway between the conservatory and the rear range, affect only the interior of an unlisted building and appear on no elevation. Works of that kind are not development (section 55(2)(a) of the Town and Country Planning Act 1990), they need no permission, and they are not assessed further here.

Design Development

6.5. Application 240395 proposed a rear extension to no.66, the demolition of the cottage and garage and three new dwellings. The present proposal omits all three, and in October 2026 it was amended to omit the rear door alterations and the two stores it first showed. In line with policy HE4(1)(b) harm is avoided by reusing the building as it is.

Assessment: Southbrook

6.6. Steps 1 and 2 of Good Practice Advice in Planning Note 3 are addressed in Sections 4.0 and 5.0.

6.7. Step 3 is the effect of the proposal. The fabric and plan of Southbrook are untouched, so there is no direct effect. Its gardens and its approach from the road are outside the site and are unchanged. The parts of no.66 that contribute to its setting are the brick west front, the north elevation and the roofs, and none of them changes. The Conservation Officer's pre-application comments on the earlier scheme referred to "key street views of and

prominence of No.66 and that of the adjoining listed No.68", and the proposal leaves the street elevation as it is.

6.8. The rear elevation of no.66 faces east into its own garden, and the conservatory and outhouse of Southbrook lie along the south side of that garden. That elevation is unchanged, and nothing is built in the garden or elsewhere in the grounds: the withdrawn scheme's extension and three dwellings are omitted, as are the two stores first shown with this application.

6.9. The change of use returns no.66 to residential use, which Southbrook has kept. No.66 was built as part of the house, the 2024 assessment records that it "remained a dwelling throughout much of the 20th century before being converted to function as a physiotherapists office/clinic", and the 1996 permission describes "No 66", the number the clinic building carries today, as a "C3 Residential Dwelling" before that change. The drawings show no new external plant, parking area or subdivision of the grounds, and the application form records seven car parking spaces before and after.

6.10. Step 4 asks whether harm has been avoided. It has: the proposal makes no external change, and none of the key elements of Southbrook's significance, its south front, its plan, its roof and chimney or its conservatory and outhouse, is touched. The proposal would therefore have no effect on the significance of Southbrook under policy HE5(2), and its setting would be preserved under section 66(1).

Assessment: 66 Finchampstead Road

6.11. The change of use gives no.66 back the use it was built for. Its exterior is unchanged, so the key elements of its significance, the west front, the hipped roofs and chimney stacks, and its relationship to Southbrook, are unchanged.

6.12. The internal alterations on drawing 112 are not development, as set out above. They are in any case made to an interior which the 2024 assessment records as already altered, by "internal changes to plan form (including the introduction of a new staircase)" (paragraph 4.12), and they leave the two ranges of the building, its roofs and its chimney stacks as they are seen from outside.

6.13. Two further points of the Conservation Officer's advice on the earlier scheme are met. The Design and Access Statement for application 240395 records that the officer asked for the existing staircase to be kept in its position, with "retention of the slate clad tower which houses it", and wished to "retain and preserve the dividing wall between No. 68 and No. 66 along the conservatory line as much as possible" (pages 9 and 10). Drawing 112 keeps the staircase and the tower, and no works are shown to the dividing wall.

6.14. The proposal does not include the reinstatement of blocked windows or the removal of paint which the Conservation Officer supported on the earlier scheme, and it does nothing to prevent them. It secures a use consistent with the conservation of the building, as policy HE4(1)(a) seeks. The proposal would not harm the significance of no.66.

Policy

6.15. The proposal conserves Southbrook and its setting as policies HE4(1) and HE6(1), Policy TB24 and Policy CP3(c) require, and no harm arises to no.66 for the purposes of policy HE7(2).

Harm and Benefits Summary

Heritage asset	Significance	Effect (NPPF policy HE5(2))	Public benefits weighed
Southbrook, 68 Finchampstead Road, Grade II (NHLE 1319163)	High	No effect	One six-bedroom dwelling; no.66 returned to residential use (policy HE6(4))
66 Finchampstead Road, non-designated heritage asset	Low	No effect	One six-bedroom dwelling; no.66 returned to residential use (policy HE7(2))

Table 3: Harm and benefits summary. Reproduced word for word in the Executive Summary.

7.0 CONCLUSION

7.1. Policy HE5(1) of the NPPF requires the significance of the heritage assets affected to be described and the potential effect of the proposal on that significance to be assessed. This document has done so, proportionately, for Southbrook, 68 Finchampstead Road (Grade II), and for 66 Finchampstead Road, a non-designated heritage asset.

7.2. Southbrook is a late 18th century house of High significance. No.66 was built as its rear extension in the mid-19th century, has been a separate property since the early 20th century, and is of Low significance in its own right while contributing positively to the setting of the listed building. The proposal returns no.66 to use as a single dwelling. It makes no external alteration to the building and adds nothing to its grounds.

7.3. The proposal would have no effect on the significance of Southbrook under policy HE5(2), and would not harm the significance of no.66. The setting of the listed building would be preserved, which meets section 66(1), and the proposal accords with policies HE4, HE6 and HE7, Policy TB24 of the Managing Development Delivery Local Plan and Policy CP3 of the Core Strategy.

7.4. Even if the Council were to take a different view and identify some harm, it is difficult to see how that harm could come close to substantial harm as defined in policy HE5(2)(c) of the Framework, when the proposal alters no part of the exterior of either building and touches no key element of what makes Southbrook or no.66 significant. Giving any harm to Southbrook considerable importance and weight under HE6(3), the public benefits of the proposal would in any event outweigh it when weighed under HE6(4), and the same benefits would outweigh any harm to no.66 in the balanced judgement under HE7(2):

- one six-bedroom dwelling added to the supply of housing in Wokingham;
- no.66 returned to the residential use for which it was built, with no extension and no external alteration.

7.5. For these reasons the proposal meets the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and the development plan, and it is respectfully requested that the application be approved.

8.0 SOURCES

Ministry of Housing, Communities and Local Government (August 2026) National Planning Policy Framework.

Planning (Listed Buildings and Conservation Areas) Act 1990.

Wokingham Borough Council (adopted 29 January 2010) Wokingham Borough Core Strategy, Policy CP3.

Wokingham Borough Council (adopted 21 February 2014) Managing Development Delivery Local Plan, Policy TB24.

Town and Country Planning Act 1990, section 55(2)(a).

Wokingham Borough Council, planning register: applications 960243 (approved 23 September 1996) and 240395 (withdrawn 5 October 2026), 66 Finchampstead Road. https://planning.wokingham.gov.uk/FastWebPL/welcome.asp

HCUK Group (February 2024) Heritage Impact Assessment, 66 Finchampstead Road, Wokingham, project reference 8046B, submitted with application 240395.

Planning Statement and Design and Access Statement (amended) submitted with application 240395, 66 Finchampstead Road, Wokingham.

1 Right Plan (August 2026) application form (Planning Portal reference PP-15136847) and Planning Statement, application 261899, 66 Finchampstead Road, Wokingham.

Wokingham Borough Council (7 October 2026) email from the planning officer to the applicant, application 261899.

Historic England, National Heritage List for England: list entry 1319163 (Southbrook, Grade II). https://historicengland.org.uk/listing/the-list/list-entry/1319163

Historic England, Heritage Gateway: Historic England research records 247815 (Wokingham), 247781 (findspot) and 1382932 (Lord Raglan public house). https://historicengland.org.uk/listing/heritage-gateway/

Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.

Historic England (July 2015) Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2.

Historic England (December 2017) The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (second edition).

Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12.

Historic England (February 2018, amended June 2025) Listed Buildings and Curtilage, Historic England Advice Note 10.

British Standards Institution (2013) BS 7913:2013 Guide to the conservation of historic buildings.

South Lakeland District Council v Secretary of State for the Environment [1992] 2 AC 141. https://www.bailii.org/uk/cases/UKHL/1992/17.html

Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137. https://www.bailii.org/ew/cases/EWCA/Civ/2014/137.html

Ordnance Survey 25-inch map, Berkshire sheet XXXVIII.15, revised 1898, published 1899. National Library of Scotland (CC-BY-NLS). https://maps.nls.uk/view/104198107

Ordnance Survey 1:2,500 map, sheet SU8068-SU8168, revised 1964, published 1966. National Library of Scotland (CC-BY-NLS). https://maps.nls.uk/view/188725038

1 Right Plan (August 2026) drawings 001, 010 and 111, and (October 2026) drawings 110 and 112 (112 in the version received on 13 October 2026), 66 Finchampstead Road, Wokingham.

Location plan (Fig.1): 1 Right Plan, drawing 001, Location Plan.

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HIA 1

Listing Description

Heritage Category	Listed Building
Listed Building Name	Southbrook
Address	SOUTHBROOK, 68, FINCHAMPSTEAD ROAD
List Entry Number	1319163
Grade	II
Date First Listed	15 July 1987
Date Amended	
District	Wokingham (Unitary Authority)
Parish	Wokingham
National Grid Reference	SU 80967 68018

Details

WOKINGHAM FINCHAMPSTEAD ROAD SU 86 NW (East side) 10/34 No.68 (Southbrook) II House. Late C18, altered C20. Brick, hipped slate roof. Central staircase plan, small C20 lean-to porch on left flank wall. 2 storeys. Tall chimney on right. Gauged brick arches to windows. 3 bay symmetrical south front. Sash windows with glazing bars on first floor; french casements with marginal glazing on ground floor with central moulded stone door case with low pediment. 4-panelled door, top 2 panels glazed with semi-circular fanlight and radiating bars. Door approached by 3 stone steps. A lean-to late Cl9 conservatory set back on right hand adjoining a brick single storey gardeners outhouse with diagonal slate roof and lozenge glazing.

Listing NGR: SU8096768018



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0330 0880 984 contact@heritageunlimited.co.uk heritageunlimited.co.uk