

Development Management and Compliance
P.O. Box 157
Shute End, Wokingham
Berkshire
RG40 1BN

FAO Kieran Neuman

Our ref: ANE/EBH/U0028496
Your ref: PP- 15021174

26 June 2026

Dear Kieran

Early Learning Centre, Reddam House School, Bearwood Road, Sindlesham, RG41 5BG
Town and Country Planning Act 1990 (as amended)
Listed Buildings and Conservation Areas Act 1990

We write on behalf of our client, Inspired Education Holdings Limited, ("the Applicant"), to submit an application for full planning permission and listed building consent at the Early Learning Centre, Reddam House School, Bearwood Road, Sindlesham, RG41 5BG.

The application site comprises the Early Learning Centre at Reddam House School, Bearwood Road, Sindlesham. The building forms part of the former Stable and Coachman's House associated with the Grade II* listed Reddam House and is located within the Grade II* Registered Park and Garden of Bearwood Park. The Early Learning Centre occupies the north-western part of the wider school estate and remains in active educational use, set within extensive landscaped grounds that contribute to the significance of the historic estate.

Proposals

The application seeks planning permission and listed building consent for a series of modest alterations to the Early Learning Centre building at Reddam House School. The proposals are intended to enhance the functionality of the building and support its continued educational use whilst securing improvements to fire safety and accessibility.

The works comprise the refurbishment and adaptation of part of the first floor to provide additional educational accommodation, associated WC facilities and storage space. The proposals also include the relocation of an existing external door and the formation of new external access steps to facilitate an improved means of escape as part of the wider fire safety strategy for the building.

The building forms part of the former Stable and Coachman's House associated with the Grade II* listed Reddam House and is located within the Grade II* Registered Park and Garden at Bearwood. The proposals have therefore been carefully developed to minimise impact on the significance of the heritage assets whilst securing the continued viable use of the building.

No demolition works or alterations to the existing roof structure are proposed as part of this application. As such, the proposals do not give rise to any potential impacts on bat roosting habitat and a Bat Survey has not been prepared or submitted in support of the application.

As such, Full planning permission and Listed Building Consent is sought for the following:

“Internal and external alterations to the Early Learning Centre building, including the refurbishment and adaptation of part of the first floor to provide additional educational accommodation, associated WC facilities, storage and fire safety improvements, together with the relocation of an existing external door and formation of new external access steps.”

Planning Policy and Legislation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan for the site comprises the Wokingham Borough Core Strategy (2010) and the Managing Development Delivery Local Plan (2014). Relevant policies include Core Strategy Policies CP1 (Sustainable Development), CP3 (General Principles for Development) and CP14 (Infrastructure Requirements), together with Managing Development Delivery policies relating to design, heritage and sustainable development.

The application has also been prepared having regard to the National Planning Policy Framework (NPPF), in particular those sections relating to achieving well-designed places and conserving and enhancing the historic environment.

In determining the Listed Building Consent application, the Council is also required to have special regard to Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which seek to preserve listed buildings and their settings and any features of special architectural or historic interest which they possess.

Planning Considerations

The proposals comprise the refurbishment and adaptation of existing accommodation within the Early Learning Centre building and do not result in any increase in floorspace. The areas subject to the application are currently used as storage and ancillary accommodation associated with the existing educational use of the building. The proposals will bring this existing space into more effective educational use through the provision of additional learning accommodation, WC facilities and associated fire safety improvements. The works are limited to alterations within the existing building envelope, together with minor external works associated with fire safety requirements. As such, the proposals represent a modest intervention that supports the continued educational use of the building without extending its footprint or materially altering its scale or appearance.

The application accords with Policy CP1 (Sustainable Development) of the Wokingham Borough Core Strategy by making efficient use of an existing building and enhancing educational facilities without requiring additional land take or resulting in adverse environmental impacts. The proposals also comply with Policy CP3 (General Principles for Development), which seeks development that respects the character of the area and safeguards the Borough's built and historic environment.

The building forms part of the former Stable and Coachman's House associated with the Grade II* listed Reddam House and is located within the Grade II* Registered Park and Garden of Bearwood Park. The heritage implications of the proposals have therefore been carefully considered. Policy TB24 (Designated Heritage Assets) of the Managing Development Delivery Local

Plan seeks to conserve the significance of designated heritage assets and their settings, whilst the NPPF requires great weight to be given to the conservation of heritage assets.

A Heritage Statement prepared by Wessex Archaeology accompanies the application and concludes that the proposals would result in a low level of less than substantial harm to significance. The principal historic form, structural fabric and external appearance of the building would be retained, and the relationship of the building to the wider estate would remain unchanged. The proposals have been carefully designed to minimise intervention into historic fabric whilst enabling the continued beneficial use of the building as part of the school.

The application is also supported by a Fire Strategy prepared by One Stop Fire Solutions, which demonstrates that the proposed works will provide enhanced fire safety measures and an improved means of escape that are appropriate to the building's historic character and constraints.

Overall, the proposals will secure the continued and viable educational use of the building, improve the quality of accommodation available to pupils and staff, and enhance fire safety provision whilst preserving the significance of the Grade II* listed Reddam House and the Grade II* Registered Park and Garden. The proposals therefore accord with Policies CP1 and CP3 of the Wokingham Borough Core Strategy, Policies CC01 and TB24 of the Managing Development Delivery Local Plan, and the relevant provisions of the National Planning Policy Framework.

Application Documents

1. Covering Letter, prepared by Newmark;
2. Completed application form and Certificate, prepared by Newmark;
3. Completed Community Infrastructure Levy Form, prepared by Newmark;
4. Design and Access Statement, prepared by Haptic Architecture;
5. Site location Plan, prepared by Haptic Architecture;
6. Existing, Demolition and Proposed Plans, Sections and Elevation Drawings, prepared by Haptic Architecture;
7. Heritage Statement, prepared by Wessex Archaeology; and
8. Fire Statement, prepared by One Stop Fire.

The application fee of £400.00 has been paid online.

We trust the information submitted satisfies the validation requirements of the applications. We look forward to receiving confirmation of validation. Please do not hesitate to contact Alex Neal (+44 794 789 7221) or Esme Bryson-Harris (0203 486 3361) of this office should you have any questions regarding the above.

Yours sincerely

A handwritten signature in dark ink that reads "Newmark". The script is cursive and fluid, with the 'N' being particularly large and stylized.

Newmark

esmee.bryson-harris@nmrk.com

0203 486 3361