

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242714
Site Address:	Brook House, High Street, Sonning, Wokingham, RG4 6UP
Expiry Date:	23 December 2024
Advert Publication Date:	28 October 2024
Site Notice Date:	1 st November 2024
Site Visit Date:	1 st November 2024
Proposal: Application for Listed Building consent for the proposed replacement of the existing tiled roof.	

PLANNING CONSTRAINTS/STATUS

- Grade II 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
240617	Householder application for the proposed vehicle access gate, part boundary wall replacement and alterations along with replacement of coach house doors, following demolition of existing garage extension.	Approved 03/06/2024

CONSULTATION RESPONSES

WBC Built Heritage Officer	No objection subject to condition(s)
WBC Ecology	No objection subject to condition(s)

REPRESENTATIONS

Sonning Parish Council – No objections

APPRAISAL

Site Description:

Brook House is a Grade II Listed Georgian Village House in the centre of Sonning

Conservation Area.

The proposal complies in terms of:

Impact on heritage asset:



Heritage:

Brook House is a fine example of a vernacular Georgian village house, set back behind a high brick wall. The painted brick elevations under a tiled roof building strongly contributes to the character and appearance of the Conservation Area and setting of neighbouring buildings.

Whilst the application proposes the removal of the extant roof covering and subsequent reinstatement/like-for-like replacement, this would result in little if any net change to the character of the building and thus Conservation Area. It is understood and observed that a number of the roof tiles are in poor condition, having delaminated and slipped and thus the need for the repair works to be undertaken.

As with all heritage assets, appropriate maintenance – in both material and time – is important to retain their condition and thus significance. As such, the proposals are welcomed. No adverse impacts would arise to the significance of the host, nor to the setting of those identified heritage assets. The character and appearance of the Conservation would be preserved, and arguably enhanced by the appropriate repair works.

It is important that any new tiles to be introduced are to best match those to be re-used and appropriate blended into the mix. All related aspects of the proposals (breathable membrane, repairs to leadwork etc.) are all appropriate in relation to the host.

With this in mind, no objection is raised to the application, with the proposals fully supported and commended. Subject to a condition ensuring the submission of material samples prior to the commencement of development.

Ecology (Bats):

The site is located within a Bat Roost Suitability Habitat. The application is supported by bat surveys (Urban Tree Experts, 5 September 2024, ref: SPH/ESR-24/26.08) which concluded that no bats or evidence of bats were observed during the PEA and no bats were seen entering or emerging from the property during the activity surveys. This indicates that the property has not been used as a roost by bats and that an EPSL from Natural England (NE) is not required.

WBC Ecology have no objections to these conclusions, subject to an informative recommending compliance with the bat survey recommendations/mitigation measures.

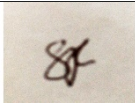
The Public Sector Equality Duty (Equality Act 2010):

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:	10 December 2024
Earliest date for decision:	25 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	10.12.24