

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 12 September 2025

Application Number: 251049

Location: River Cottage, Church Street, Wargrave, Wokingham, RG10 8EP

Proposal: Householder application for the proposed part single storey, part two storey rear extension followed by external refurbishments, changes to fenestration and internal alterations to a listed building.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning 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 140 PA 014 Rev 1, 140 PA 015 Rev 1, 140 PA 019 Rev 1 and 140 PA 023 Rev 3 received by the local planning authority on 1st May 2025 and 140 PA 018 Rev 2 received by the local planning authority on 2nd July 2025. 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. Further details required

Prior to the commencement of works hereby approved works, the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as so-approved prior.

a) A Schedule of works that sets out and identifies the works to be undertaken to repair the roof structure, including the ceiling joists of the first floor. Details shall identify all those elements to be repaired and/or replaced and set out the methodology for the repair works.

b) A methodology statement/details that sets out how the for the new walling of the rear two-storey extension is be constructed along the boundary with Old Gaunt House. Details to also show how the rainwater downpipe would be routed to the ground.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

4. Matching finishes

All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, and profile.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

5. Natural roof slate

The roof of the hereby approved rear extension shall be clad in natural slate, a sample of which shall have first been submitted to and approved in writing by the local planning authority.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

6. Secondary Glazing

The installation of secondary glazing shall be in accordance with the details contained in the Heritage Assessment document 140 PA 005 Rev.01, unless otherwise agreed in writing by the Local Planning Authority prior to the installation of the secondary glazing units.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

7. JOINERY DETAILS (Windows)

Notwithstanding the details submitted, no works shall take place to install the hereby permitted new window(s)/external door(s)/roof- light(s), until such time as full joinery details have been submitted to and approved in writing by the local planning authority. Details are to include.

- 1:10 or 1:20 scaled drawings of the new window(s)/exterior door (s)/roof-lights, along with vertical and horizontal cross-section
- Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details.
- Material for new windows frames to be stated.
- Details as to means of securing the glazing i.e., (linseed oil) putty or with beading.
- External finishes to be stated. Installation of the new window(s) is to then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

8. EXTRACTION VENTS, GAS FLUES, EXTERNAL PIPEWORK, or DUCTING. Notwithstanding the details submitted there are to be no gas flue, extraction vent, pipework, soil pipe, services ducting, and/ or utility boxes on the external elevations other than those shown on the plans as approved unless otherwise agreed in writing by the local planning authority prior to works being undertaken.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Informatives

1. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Recommendation and conditions/reasons agreed:



Date: 11/09/25

REMEMBER - The earliest date for a decision on this application is: **31 May 2025**