

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242725
Address:	1-2, Bush Walk, Wokingham, RG40 1AT.		
Proposal:	Application for Listed Building Consent to include: refitting of existing shopfittings and floor coverings, repair of existing walls, erection of stud wall at rear of the shop to provide storage, repair and repainting of timber shopfront, installation of new non-illuminated sign to the front fascia, covering of side windows with vinyl product displays, alterations to existing internal lighting.		
Heritage Asset:	- Nos.37-38 Market Place (The Old Bull & Bush, including Nos. 1-10 Bush Walk) – Grade II status listed building, since 1951. - Wokingham Town Centre Conservation Area – includes numerous listed buildings, with many being situated around Market Place, with the grade II* listed Town Hall, situated directly opposite site. Listed Buildings and Conservation Areas are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	Yes. 30/01/2025		

Summary Of Recommendations

No objection, recommendation is to give approval subject to the advised conditions as set out below.

Comments On Proposal

Following a meeting with the applicant's agent to go through those areas of initial heritage concerns raised with the initially submitted plans have been satisfactorily addressed on the subsequently submitted revised plans of 30th January.

That said it is noted that whilst the agent on site spoke of retaining the plaster board covering over the ground floor fireplace the updated drawing still indicates the re-expose the fireplace. Whilst this is not necessarily an issue, it is however known that cupboards have been formed in the fireplace opening, and these cupboards, which appeared to have an age to them may well hold historic significance and as such their removal could be unacceptable. As such it is suggested that opening up the fireplace is conditioned.

With respect to the proposed partition wall, with door opening, to separate the shop from the storage area to the back of the unit and which is intended to extend off the

historic timber post on the corner of the fireplace. From a heritage stance it would be necessary to ensure the installation of the partition wall and it the door frame where they abutted to and fixed in to the side of fireplace is achieved without physical harm to the historic corner timber post (i.e. no screw or nail means of fixings in the timber itself) and where possible to the brickwork to the side of the fireplace/chimney breast to. Equally a sensitive approach would be necessary in the covering over of the very poor condition brickwork to the side of fireplace/chimney breast. As such it is suggested these works be controlled by means of a condition.

Conditions

CM7 - FURTHER DETAILS TO BE APPROVED

Further details required.

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

- a) Methodology for opening up of the fireplace.
- b) Details setting out how the new partition wall/doorway to separate the shop from the storage space to the rear, would be affixed to the side of the fireplace/chimney breast.
- c) Details setting out the means by which the damp damaged brickwork to the side of the fireplace/chimney breast is to be covered over and protected,

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.

Date:	27/02/2025	Signed:	Keith Frost Built Heritage Officer
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