

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242957
Address:	1-2, Bush Walk, Wokingham, RG40 1AT.		
Proposal:	Application for advertisement consent for the proposed installation of 1 no. non-illuminated fascia sign and 18 no. window vinyls.		
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		

Summary Of Recommendations

Recommendation to give **approval**, subject to the advised condition.

Comments On Proposal

This revised scheme for a series of vinyls to be applied to the inside face of the window glazing to the Bush Walk and Market Place elevations follows on site discussions, in light of the Built Heritage Officer's concern over the appropriateness of the initially proposed vinyls scheme.

From a heritage stance the now revised scheme for the window vinyls is considered to have achieved an overall harmonious and appropriate for this listed building and for Bush Walk pedestrian thoroughfare.

With respect to the fascia signage, having inspect the set up with the existing fascia panel at the time of the onsite discussion with the applicant's agent, from a heritage stance there is no objection to the proposed new signage.

It is advised there is probably a need to ensure control over any changes or replacement of the vinyls as approved by means of a conditions, to ensure the vinyls are kept appropriate to the building and its location.

Conditions

Notwithstanding the details submitted, those window vinyls shall be as shown on the elevation drawing received on 05/02/25, unless otherwise agreed in writing by the local planning authority prior to the installation or replacement of the vinyls.

Reason: To ensure that the external appearance of the building is satisfactory in order to safeguard the setting of the designated heritage assets in question. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment), Core Strategy policy CP3 and Managing Development Delivery Local Plan policy TB24.

Date:

27/02/25

Signed:

Keith Frost

Built Heritage Officer