



WOKINGHAM
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

MR PETE NICHOLSON
DEVELOPMENTS IN
DESIGN
24 Rectory Rd
Wokingham
RG40 1DH

NOTIFICATION OF REFUSAL OF CONSENT

Application Number: 231545
Applicant Name: Ms Ella Wyatt
Site Address: 11 The Terrace, Wokingham, RG40 1BP
Proposal: Application for Listed Building consent for the proposed first floor bedroom 3 to be converted to a dressing room and ensuite shower and a door opening is to be made into the room from bedroom 1.
Date of Decision: 14 February 2024

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **refuses** listed building consent for the above works as stated in application and the accompanying plans submitted to the Council, the reason(s) for which are specified hereunder.

Reasons

1. The proposed door opening between Bedroom 1 and Bedroom 3 would cause harm to the designated heritage asset, through the loss of historic fabric and would not preserve or enhance the character or appearance of the conservation area. Moreover, the supporting heritage statement fails to provide a clear and convincing justification for any subsequent harm. The proposals are therefore contrary to sections 4, 12 and 16 of the NPPF 2023, policies CP1 and CP3 of the Core Strategy and policy TB24 of the Managing Development Delivery Local Plan.

Informatives

1. This decision is in respect of the drawings and plans numbered EW.001, EW.002 and EW.003 received by the Local Planning Authority on 27/06/2023.

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Signed

MHead

Marcia Head

Head of Development Management - Place & Growth

Date: 14 February 2024

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



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Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure)

Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). This must be within **6 months** of the date of this notice which is stated above. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service as set out on the [.gov.uk](https://www.gov.uk) website which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Planning Inspectorate website](https://www.planninginspectorate.gov.uk). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](https://www.planningportal.co.uk).

Building Regulations: Building regulations approval may be required for the proposed development; please see the [Council's building control page](#).

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.