

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	231545
Site Address:	11 The Terrace, Wokingham, RG40 1BP
Expiry Date:	14 February 2024
Advert Publication Date:	14 July 2023
Site Notice Date:	18/07/2023
Site Visit Date:	14 July 2023
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.	

PLANNING CONSTRAINTS/STATUS

- Grade 2 Listed building.
- Wokingham Town Centre Conservation Area.

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
230824	Householder application for the proposed erection of a single storey rear extension. Following demolition of existing rear extension and internal alterations.	Application Withdrawn, 19/06/2023
230825	Listed Building Consent application for the proposed erection of a single storey rear extension. Following demolition of existing rear extension and internal changes.	Application Withdrawn, 19/06/2023
230844	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.	Awaiting decision.

CONSULTATION RESPONSES

WBC Conservation	Objects to proposed development.
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REPRESENTATIONS

None received.

APPRAISAL

Site Description and Proposed development:

11 The Terrace is two storey building of 16th century origin altered and extended in the late 18th and 19th centuries. The property is listed at Grade II as St Clements and lies within the Wokingham Town Centre Conservation Area within which are located a number of listed buildings.

This application seeks consent for internal alterations including the installation of a new stud wall partition within a current first floor bedroom and the creation of an en-suite and dressing room therein, with an opening added to facilitate access from an existing bedroom.

The proposal complies in terms of:

Impact on heritage asset:



Assessment:

The council's Built Heritage officer has reviewed this application and has stated the following:

'Whilst the proposed changes appear minor, a low level of "less than substantial harm" has been identified to the significance of a listed building and as such paragraph 202 of the NPPF is relevant. The proposed opening is to be created within a section of a wall which was originally external, before a two storey front extension was added at the end of the 19th century, as evidenced by historic mapping, and it is highly likely it may include elements of a timber framework, possibly as early as of 16th century origins. Further investigation may be needed to ascertain whether no structural elements or historic infill material will be lost as part of the proposal.'

It is considered that for the above reasons the proposed door opening would have a harmful impact upon the significance of the designated heritage asset and would not preserve or enhance the character or appearance of the conservation area. The proposal would lead to less than substantial harm to the significance of the designated heritage assets. The National Planning Policy Framework (NPPF) advises that such harm is to be weighed against the public benefits of a proposal. However, great weight should be given to the asset's conservation.

The proposed door opening between Bedroom 1 and Bedroom 3 would therefore conflict with the Act, policies within the NPPF, Wokingham Borough Core Strategy Development Plan Document (2010) Policy CP3: General Principles for Development, which states that planning permission will be granted for proposals that have no detrimental impact upon heritage and Wokingham Borough Managing Development Delivery Document Local Plan (2014) Policy TB24 Designated Heritage Assets, which outlines that the borough council will conserve and seek the enhancement of designated heritage assets in the borough and their setting.

The Built Heritage also notes that the creation of an ensuite in a windowless, unventilated space is likely to lead to unacceptable levels of moisture and condensation, which can in turn result in rotting and mould infestation. The application does not appear to have considered the means of ventilation, lack of which may impact the condition and integrity of the building negatively. However, the Case Officer notes that an extract ventilation system within a bathroom would be required under Building regulations (Approved Document F) to mitigate condensation. As such, this element of the proposal doesn't amount to a separate reason for refusal in its own right.

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:	Not required
Recommendation:	Refusal
Date:	13 February 2024
Earliest date for decision:	10 August 2023

Recommendation agreed by: (Authorised Officer)	
Date:	14/02/24