

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250221
Site Address:	36 and 38 Rose Street, Wokingham, RG40 1XU
Expiry Date:	9 July 2025
Advert Publication Date:	11 February 2025
Site Notice Date:	14/02/2025
Site Visit Date:	13/12/2024
Proposal: Application for Listed Building consent for the proposed demolition of the existing conservatory, replacement of 3 no. flat roofs and repairs to 2 no. pitched roofs at the rear, installation of new front canopy roof plus changes to fenestration, refurbishment and internal repairs.	

PLANNING CONSTRAINTS/STATUS

- Listed Building – Grade II listed.
- Conservation Area - Wokingham Town Centre

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
42794	Conservatory	24/10/1994

CONSULTATION RESPONSES

WBC Conservation	No objections, subject to conditions.
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REPRESENTATIONS

Wokingham Town Council P&T Committee – Supports application.
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APPRAISAL

Site Description and Proposed Development:

The application site comprises a pair of houses arranged as part of a terrace located along Rose Street in central Wokingham.

Originally constructed as two separate dwellings, the properties were later internally connected and have since been used as a single residential unit. This application seeks to reinstate Nos. 36 and 38 to their original configuration as two individual dwellings. The proposed works include the installation of replacement windows on both the front and rear elevations, new front entrance doors, the erection of boundary fencing to create separate garden areas, and various internal and external repair works to both properties.

This application, along with the accompanying Householder application (reference 250220), forms a corresponding pair of submissions relating to the same properties at 36–38 Rose Street, under references 242929 and 242930. While the description of the proposed works and certain minor details—particularly regarding internal and external repair and renovation—differ slightly between this set of applications and the previous ones, the proposals are effectively identical and will be assessed as such.

Amended plans have been submitted during the course of this application to accurately reflect the site's red line boundary and building details. The application will be assessed based on these revised plans.

The proposal complies in terms of:

Impact on heritage asset:



Impact on Built Heritage:

Nos.36 and 38 Rose Street are a historic former pair of two-storey painted rendered houses, with tiled pitched roof that hold grade II listed building status and are within the Wokingham Town Centre Conservation Area and are themselves flanked by properties that also hold listed building status. Historic England's National Heritage List for England (NHLE) listing description identifies nos.36 and 38 Rose Street as a pair of early 17th century houses of part timber framed rendered and painted, part brick construction, and altered in the 20th century.

The site is located within Wokingham town centre and lies within the designated Conservation Area. The properties form part of a traditional residential streetscape characterised by clusters of terraced housing, arranged in distinct groupings defined by repeated house types. These groupings clearly reflects Wokingham's historical development, contributing to the area's heritage significance and architectural character. This context underscores the importance of preserving the historic fabric and streetscape cohesion within the Conservation Area.

The Council's Built Heritage Officer has reviewed the application and notes that the existing windows are modern additions of no historic significance. The front elevations currently feature timber-framed, side-hung and fixed multi-pane single-glazed windows, incorporating modern fanlight elements. The proposal seeks to replace these with timber-framed sliding sash windows, double-glazed with internal spacers and applied glazing bars to create a multi-pane Georgian appearance.

While double glazing is typically considered inappropriate for listed buildings where traditional windows survive, in this instance, due to the form and modern nature of the existing windows, the proposed replacements are considered to offer a visual

enhancement. The paint-finished timber sash windows would be more in keeping with the historic character of the buildings, while also delivering improved thermal efficiency, noise insulation, and security.

A similar situation applies to the front doors, which are also of no historic age or significance. It is noted, somewhat unusually, that the door opening to No. 36 is narrower than that of No. 38 Rose Street. The proposed replacement doors would replicate the form of the existing front door at No. 38, thereby creating a more unified and coherent appearance between the two dwellings.

The current flat-roofed porch canopy, which spans both entrances, is in a deteriorated condition. While it may have some age, it is considered to be of limited heritage significance. Consequently, there is no objection in principle to its replacement. The proposed canopy would be marginally thicker, incorporate a gentle mono-pitch slope, and feature integrated downlighting—considered an acceptable enhancement.

In summary, the proposed works are modest in scale, primarily affect non-original elements, and represent a sympathetic enhancement to the appearance of the buildings. The replacement windows and doors are more appropriate to the historic character, and the new porch canopy is considered a sensitive improvement. Given the limited visibility from the public realm and the respectful nature of the alterations, the proposals are not considered to harm the significance of the heritage assets or the character of the conservation area. The scheme is therefore considered acceptable in heritage terms.

While the Built Heritage Officer raises no objection in principle to the proposed works, this is subject to conditions requiring: detailed joinery drawings for all new external windows and doors; full details of proposed boundary treatments; and clarification/specification of the internal and external repair works, in order to safeguard the special architectural and historic interest of the buildings.

Additional information was submitted by the agent on 23/04/2025 in response to the Officer's earlier request for further details. While this information was generally welcomed, the Built Heritage Officer advised that it does not fully satisfy the requirement to waive the previously recommended conditions. Several conditions remain necessary to ensure the proposed works are properly detailed and that the special architectural and historic interest of these Grade II listed buildings is preserved.

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:	Yes
Recommendation:	Approval
Date:	30 June 2025
Earliest date for decision:	10 March 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	02.07.2025