

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 20 December 2024

Application Number: 242350

Location: East Court, Jubilee Road, Wokingham, RG40 3SD

Proposal: Application for Listed Building consent for the proposed structural repairs and re-roofing.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale

The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: In pursuance of s.18 of the Town and Country Planning (Listed Building & Conservation Areas) Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered (2203 D 100) received by the local planning authority on 17/09/2024. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Notwithstanding the information shown on the approved drawings, no works shall commence on site until details of materials and finishes have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include physical samples. The works shall then proceed in strict accordance with the approved details. These requirements include provision of information relating to:

1. The material, size, texture, colour, profile, and source of roofing materials.
2. The materials and finishes to be used in the detailing of valleys, hips, ridges, eaves and verges.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

4. No works shall commence until an email from Natural England confirming that the site including the outbuilding development works has been registered under a Earned Recognition Licence and a copy of the approved Mitigation Strategy have been

submitted to the Council. Thereafter mitigations measures detailed in the licence shall be maintained in accordance with the approved details.

Reason: To ensure that bats, a protected and priority species, are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Informatives

1. 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.

Recommendation and conditions/reasons agreed:



Date: 17 December 2024

REMEMBER - The earliest date for a decision on this application is: **8 October 2024**