
MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	252607
Address:	The Elms, 26 Broad Street, Wokingham.		
Proposal:	Application for Listed Building Consent for the retrospective insertion of 1no. vent.		
Heritage Asset:	The Elms – Grade II* listed building. Wokingham Town Centre Conservation Area. Listed Buildings are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	No.		

Summary Of Recommendations

No objection from the Built Heritage Officer.

Comments On Proposal

The location of the vent, on the less visible and lesser significant side elevation of the Elms, follows a pre-application enquiry (252174) having been made that had proposed positioning a vent on rear 'elevation to the Elms.

With no vents and flues to this formal and importantly significant rear elevation of the grade II* listed building meant a vent to the rear elevation was something that would not be supported by the Built Heritage Officer.

The location of the vent to the side elevation of the Elms being advised, in the pre-application response, as an acceptable location that from a heritage stance would not visually or physically harm the designated heritage asset.

Given the location of the vent and the other details submitted the Built Heritage Officer raises no objection in this case.

Date:	17/12/25	Signed:	Keith Frost Built Heritage Officer
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