

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251780
Site Address:	The Hope And Anchor, Station Road, Wokingham, Wokingham, RG40 2AD
Expiry Date:	3 October 2025
Advert Publication Date:	7 August 2025
Site Notice Date:	4 August 2025
Site Visit Date:	4 August 2025
Proposal: Application for Listed Building consent for the proposed subdivision of the site and change of use of part of the public house into a self-contained 4no. bedroom dwelling with associated changes to fenestration and provision of rear amenity space, plus construction of a single storey rear extension to form new toilet facilities and storage for the public house.	

PLANNING CONSTRAINTS/STATUS

- Grade II 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

PLANNING HISTORY – There is an extensive planning history at the site, the most recent is listed below.

Application No.	Description	Decision & Date
251772	Application for submission of details to comply with the following condition of planning consent 221683 dated 31/05/2022. Condition 4 relates to Noise Mitigation and Condition 7 to Secondary Glazing.	<i>Pending Decision</i>
221683	Full application for the proposed subdivision of the site and change of use of part of the public house into a self-contained 4 no. bedroom dwelling with associated changes to fenestration and provision of rear amenity space, plus construction of a single storey rear extension to form new toilet facilities and storage for the public house.	Conditionally Approved – 31/01/2023

221684	Application for Listed Building consent for the proposed subdivision of the site and change of use of part of the public house into a self-contained 4 no. bedroom dwelling with associated changes to fenestration and provision of rear amenity space, plus construction of a single storey rear extension to form new toilet facilities and storage for the public house.	Conditionally Approved – 09/09/2022
LB/2006/8259	Proposed internal alterations to listed building with additions wc's and insertion of french doors to rear of listed public house	Approved 08/09/2006
F/2006/8258	Proposed insertion of new french doors in rear of public house	Approved 08/09/2006
LB/2002/5920	Proposed removal of internal wall in listed building	Refused 15/04/2002

CONSULTATION RESPONSES

WBC Conservation	No objection subject to conditions
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REPRESENTATIONS

No third party representations received

APPRAISAL

Site Description: The application site is a historic public house within Wokingham Town Centre. The site is grade II listed and also lies within Wokingham Town Centre Conservation Area, where it is considered to positively contribute to the historic character and appearance of the area.

The original one and a half storey mid-15th century building, formerly known as Wealden Hall house, has been altered over time and today houses the main part of the public bar on the ground with living accommodation above where substantial historic roof truss timbers have been incorporated into the dividing and end walls. To the rear the historic frontage range benefits from 20th century additions with mid-late 19th century additions to the left-hand side (south-west) which project forward of the original frontage.

The proposal complies in terms of:

Impact on heritage asset:



This application proposes the conversion of the south-western portion of the public house, which comprises the mid-19th century projecting gables cross-wing element and the adjoining narrow 'smithy' range, into a self-contained four bedroom dwelling, with the remainder of the listed building to remain in use as a public house. The proposal also includes the erection of a rear extension to serve the public house following the demolition of the existing toilet block and a sizable outbuilding it is linked to.

Apart from some additional details submitted in respect of secondary glazing and noise attenuation, the proposal is largely identical to a scheme approved just over three years ago (ref 221684) which has not been implemented and has subsequently expired.

Policy TB24 of the MDD Local Plan outlines that the Council will conserve and seek to enhance the designated heritage assets in the Borough and their settings by supporting development proposals that will conserve the local character, setting, management and historic significance of designated heritage assets.

Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Given the application is mostly a resubmission of the previously approved scheme, the Council's Built Heritage Officer has raised no objection to the principle of the development and its impact on designated heritage assets. The proposal are acceptable in that the intended alterations affected the 19th and later 20th century parts of the property, with proposed changes believed not to have undue impact on the significance of the listed building, or its contribution to the conservation area, the importance of which resides primarily with the front portion of the public house that contains the altered mid-15th century Wealden Hall house.

Following discussions with the applicant, some additional clarity on the minor changes shown on the submitted drawings has been provided. Subject to further joinery details being submitted via condition, the Built Heritage Officer has raised no objection to the proposed secondary glazing or incorporation of concealed trickle vents. Concerns initially raised concerning the slight reposition of the WC room off the entrance hall and the attenuation details have also been satisfied, subject to an additional recommended condition restricting the installation of extractions vents, gas flues etc. on the external elevations not shown on the submitted plans without the Council's consent.

Overall, no objection has been raised from a heritage perspective subject to the conditions attached to consent ref 221684, except for the condition relating to secondary glazing which has been satisfied under this application, being attached to this consent alongside the additional condition restricting external services. Subject to compliance with these conditions, no harm resulting from the proposed alteration on the significance of the listed building or its contribution Conservation Area has been identified and the proposal therefore accords with the NPPF and MDD Local Plan policy TB24.

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:	Approve
Date:	2 October 2025
Earliest date for decision:	28 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	03/10/25