

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 22 July 2025

Application Number: 250606

Location: The Old House, Lea Farm, Lodge Road, Hurst, RG10 0SS

Proposal: Application for Listed Building consent for groundworks to drain an area of garden to create a putting green, plus erection of fencing and installation of electric gates. (Retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered 1171/100A, 'Location Plan' and 'Block Plan' received by the local planning authority on 07/04/2025 and 12/06/2025. 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.

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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- Revised Site and Location plan submitted.
- Submission of a Heritage Statement.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Recommendation and conditions/reasons agreed:

Date: 17.7.25

REMEMBER - The earliest date for a decision on this application is: **26 June 2025**