

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 15 December 2025

Application Number: 242960

Location: Heriots, Wokingham Road, Hurst, Wokingham, RG10 0RX

Proposal: Householder application for the proposed erection of a single storey extension; link extension to curtilage listed outbuilding and enlargement of first floor extension over kitchen. Removal of black timber cladding from western and eastern elevations; Replacement of ground floor French doors on east elevation with a window; Replacement of first floor French doors on western elevation with a window and removal of canopy roof/post (part-retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered:

- 2432/03 Rev.F - Proposed Floor Plans (received 25/09/2025)
- 2432/04 Rev.G - Proposed Elevations (received 28/10/2025)

The development shall be carried out in accordance with the approved details.

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.

2. Cladding Removal Method Statement

Within six months of this permission, a method statement for the removal of the cladding, in collaboration with a named heritage consultant, shall be submitted to and approved in writing by the Local Planning Authority, Details shall include:

- Details of the removal method, including specifications of the tools used to remove the cladding to ensure harm to the historic fabric behind the cladding is avoided.
- Details of any remediation works required to the original elevations following removal of the cladding, including render colours/specifications.
- A timetable for the implementation of the approved works.

The named heritage consultant shall be on site throughout the approved removal and remediation works.

No works related to the cladding removal shall commence until the method statement is approved. The development shall be carried out in strict accordance with the approved method statement unless otherwise agreed to in writing by the Local Planning Authority.

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.

3. Rear Extension Roof Alterations Method Statement

Within six months of this permission, a method statement for the approved alterations to the rear extension's roof form, in collaboration with a named heritage consultant, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

- The proposed method to remove the existing tiles and lower the roof height, ensuring harm to the building's historic fabric is avoided and the re-use of original tiles is considered.
- Details of the replacement ridge tiles.
- A timetable for the implementation of the approved works.

The named heritage consultant shall be on site throughout the approved removal/remediation works.

No works related to the rear extension's roof shall commence until the method statement is approved. The development shall be carried out in strict accordance with the approved method statement unless otherwise agreed to in writing by the Local Planning Authority.

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. Window joinery details

Within six months of this permission, full joinery details for the hereby approved replacement windows, in collaboration with a named heritage consultant, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

- Documentation, in the form of elevation drawings that identifies the location of the windows on the listed building that are being replaced.
- 1:10 or 1:20 scaled drawings of the new windows along with vertical and horizontal cross- sections.
- Profile drawings at 1:2 scale of the glazing bar and frame moulding details.

- Profile drawings at 1:2 scale for door frames and thresholds. - Material for new windows frames to be stated.
- Details as to means of securing the glazing i.e., (linseed oil) putty or with beading.
- External window frame finishes.
- Details of how the original, larger fenestration openings will be infilled.
- A timetable for the implementation of the approved works.

No works related to the replacement windows shall commence until the relevant details are approved. The development shall be carried out in strict accordance with the approved details unless otherwise agreed to in writing by the Local Planning Authority.

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.

5. Ecological Statement Compliance

Works are to be carried out in full accordance with the proposals and recommendations given in paragraphs 4.5 to 4.8 of the submitted Bat Mitigation Strategy (Dr J Denton November 2025) unless otherwise agreed in writing by the council.

Reason: To ensure that biodiversity, 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.

6. External Lighting

At no time shall external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning authority.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 198 and Section 15, Local Plan Core Strategy policies CP3, and CP7 and Managing Development Delivery policy TB23.

Informatives

1. The applicant is reminded of the need to acquire a European Protected Species Licence (EPSL) prior to the commencement of the relevant works. Please see

<https://www.gov.uk/government/publications/european-protected-species-apply-for-a-mitigation-licence> for more details.

2. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably

qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

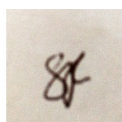
3. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

4. Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

5. The applicant is reminded that a European Protected Species Licence (EPSL) from Natural England prior to the commencement of the relevant works. Please see

<https://www.gov.uk/government/publications/european-protected-species-apply-for-a-mitigation-licence> for more details.

Recommendation and conditions/reasons agreed:



Date: 11.12.25

REMEMBER - The earliest date for a decision on this application is: **12 August 2025**