

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242253
Site Address:	Moat House, Biggs Lane, Arborfield, Wokingham, RG2 9LN
Expiry Date:	21/02/2025 (EoT)
Advert Publication Date:	5 September 2024 and 4 December 2024
Site Notice Date:	4 September 2024 and 2 December 2024
Site Visit Date:	20 December 2024
Proposal: Application for Listed Building consent for the proposed change of use of the Moat House building from office (Use Class E) to residential (Use Class C3) to provide 4no. residential dwellings including external works.	

PLANNING CONSTRAINTS/STATUS

- Listed building

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 history on the wider site, the below is the most relevant history.

Application No.	Description	Decision & Date
012385	Circular 18/84 application for the proposed erection of a temporary building for storage of archive documents.	Approved 14/05/2001
O/2014/2280	Outline permission for Demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: Up to 2,000 new dwellings (including up to 80 units of extra care housing). District centre comprising a food store up to 4,000 sq.m gross with up to a further 3,500 sq.m (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2 (with residential above - Class C3)), and transport interchange, village square, car parking, servicing and drop off area. Up to a further 1,500 sq.m (gross) floor space within Classes D1 and D2. Neighbourhood centre to provide up to 300 sq.m (gross) floor space within Classes A1, A2, A3,	Approved 02/04/2015

	A4, A5, B1, D1 and D2, with parking/servicing area. Secondary school for up to 1,500 pupils (Class D1) including sports pitches, flood-lit all-weather pitch, and indoor swimming pool and parking areas. Up to three-form primary school (Class D1) with sports pitch and parking areas. Associated phased provision of car parking; public open space including sports pitches, informal/incidental open space, children's play areas including multi-use games area (MUGA), skate park, community gardens/allotments; landscaping/buffer areas; boundary treatments; new roads, footpaths, cycleways and bridleways; sustainable urban drainage systems, including flood alleviation works. PART 2 - FULL PERMISSION FOR phased development of: Creation of two new areas of Suitable Alternative Natural Greenspace (SANGS) (In the north-eastern part of the application site ("Northern SANGS") and at West Court ("West Court SANGS") including car parking areas, path/walkways, fencing and associated landscaping; re-use of existing MoD gymnasium for sports/community uses/centre (Classes D1/D2; new roundabout junction to A327 Reading Road; junction improvements to Langley Common Road, Baird Road and Biggs Lane; junction improvements and new access at Biggs Lane/Princess Marina Drive; re-use and improvements to existing site accesses from Biggs Lane.	
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CONSULTATION RESPONSES

WBC Conservation	No objection subject to condition
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REPRESENTATIONS

Barkham Parish Council	No objection
Ward Member(s)	No comments received
Neighbours	No comment received

APPRAISAL

Site Description:

The application site lies within the Strategic Development Location of Arborfield Garrison. The Moat House is a Grade II Listed Building and is located east of Buttenshaw Avenue.

The proposal complies in terms of:

Impact on heritage asset:



Amended plans

The comments from the Council's Built Heritage Officer follow on from the revised plans received on 29 November 2024.

The amended plans show where walling is to be removed within the building. Where new doorways are to be formed small sections (nibs) of the existing walling are to be retained to ensure the original form of the buildings remains clear.

In addition, the adjustment made to the position of a new internal wall on the ground floor avoids the previous placement to the edge of the lancet window reveal to the left of the main entrance. These changes from a heritage stance are acceptable and address the concerns raised with those aspects of the proposed scheme. It noted some amendments have been made to the intend internal layouts that clarify the location of the vertical routes for services pipework and soil pipes through the building and therefore avoid the unsightly addition to the exterior of pipework.

Existing Historic Features

It is acknowledged the submitted plans do show the internal walling that is to be removed, however the plans do not give any indication as to any intend replacement of the existing lath and plaster ceilings or floorings. Therefore, it is the view of the Council's Built Heritage Officer that the historic ceilings and flooring within the building are to be retained and any replacement of these would be expected to be the subject of a further application for listed building consent being submitted.

The remaining historically significant features of Moat House excludes any proposal to have replaced and/or altered the existing original ground and first floor windows. In addition, the proposed plans and documents do not set out any intend replacement of the existing entrance door, or to the Jacobean styled entrance hall (with its glazed inner screen, panelling) and staircase, other than the removal of a modern partition wall to the first-floor landing area that would better reveal the balustrade to the landing.

It is noted some form of safety measures may be necessary to protect people from toppling over the balustrade. Inappropriate alterations (painting of the woodwork, cutting into the panelling and or woodwork for light/power sockets, new lighting, sensors etc.) to the historic hallway and staircase needs to be avoided and it is recommended these historic elements are protected.

In the case of the where an original room door cannot be retained in situ and fixed closed, it would be expected that the door be reused elsewhere within the building, and this is to be secured via a planning condition.

Summary

From a heritage stance the proposed works to convert Moat House into 4no. residential apartments is acceptable to the Council's Built Heritage Officer.

With respect to some aspects of the proposals (including noise and fire insulation measures, communal hallway, window and door details), further details are required which can be secured via planning conditions to ensure the historic appearance and significance of the Moat House is maintained.

In addition, the removal of external pipework and repairs to the external brickwork is seen as an improvement to the building's exterior.

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:	Pre-Commencement conditions agreed on 29 January 2025
Recommendation:	Approve
Date:	21 January 2025
Earliest date for decision:	3 October 2024

Recommendation agreed by: (Authorised Officer)	
Date:	21.02.2025