



**WOKINGHAM
BOROUGH COUNCIL**

**TOWN AND COUNTRY PLANNING ACTS
PLANNING (LISTED BUILDINGS &
CONSERVATION AREAS) ACT 1990**

Miss Lucy Anderson
Boyer
Crowthorne House
Nine Mile Rude
Wokingham
RG40 3GZ

NOTIFICATION OF APPROVAL OF CONSENT

Application Number: 242253
Applicant Name: Crest Nicholson Operations Ltd & Defence Infrastructure Organisation
Site Address: Moat House, Biggs Lane, Arborfield, Wokingham RG2 9LN
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
Date of Decision: 21 February 2025

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants** listed building consent for the above works as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

Timescale

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: In pursuance of s.18 of the Town and Country Planning (Listed Building & Conservation Areas) Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

Approved Plans

2. This consent is in respect of the submitted application plans and drawings:

Location Plan 24-J4633-LP01
Existing Floorplans 24-J4633-01

Existing Elevations 24-J4633-03
Proposed Elevations 24-J4633-12 received on 03/09/2024.
Proposed Site Plan 24-J4633-100B received on 24/01/2025.
241118 Existing Plans (Proposed Works) 24-J4633 - 02A
241118 Proposed Floor Plans 24-J4633 - 11B received on 29/11/2024.

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.

Building Recording

3. No works of stripping out, demolition or alteration work to Moat House shall be commenced until the applicant, agent or successor in title have had undertaken a historic build survey and it has been confirmed in writing by the local planning authority following receipt of written confirmation from Berkshire County Council of a copy of the finished historic building report has been deposited with its Heritage Environment Records department.

The building recording shall be undertaken in accordance with the methodology for a Level 2 recording as set out in Historic England's 'Understanding Historic Building: A Guide to Good Practice' (2016)

(<https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/>)

unless otherwise agreement in writing from the local planning authority has prior to undertaking the building recording exercise, agreed to a different level of recording.

A copy of the final building recording document is to be provided to the Council's Built Heritage Officer and a further copy deposited with the Berkshire County Council's Heritage Environment Records department. The condition shall only be deemed to be discharged in full once the Local Planning Authority has received written confirmation from County's Heritage Environment Records of receipt of the building recording documentation.

Reason: In order to maintain a record of the features to be altered/demolished which form part of the historic development of the site. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Detailed Drawings (Strip-out/removal works)

4. The works hereby permitted shall not commence until detailed drawings and schedules showing all those parts of the building to be removed, dismantled or stripped out including the removal of internal features (fireplaces, skirting boards, cornices etc.), floors, and wall or ceiling surfaces] have been submitted to and approved in writing by the local planning authority. The works shall, thereafter, be undertaken in accordance with the details as approved.

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.

Further details required (Thermal Insulation, Noise & Fire Protection between flats)

5. Prior to the commencement of works hereby approved, the following details shall

be submitted to and approved in writing by the local planning authority and shall then be implemented as so approved.

Thermal insulation measures for the walls, floors, ceilings, and roof. Details shall include:

- scaled drawings (elevation/floor plans) annotated to show where the insulation measures are to be installed, along with representative scaled cross-section drawings showing walling, flooring, ceiling, and/or roof.
- details of the means of thermal insulation to be used.

Fire protection measures between residential units and communal areas. Details shall include:

- scaled drawings (elevation/floor plans) annotated to where within the building the fire protection measures are to be implemented between residential units and with communal shared spaces where fire protection is to be installed.
- scaled cross-section drawings that show the fire protection measures in relation to walling, and between floors.
- details of the means of the fire protection measures to be used roof.

Noise insulation measures between walling and floors level of adjoining residential units. Details shall include:

- scaled drawings (elevation/floor plans) annotated to where within the building noise reduction measures are to be implemented between residential units, and if requires with communal shared,
- scaled cross-section drawings that show the noise protection measures in relation to walling, and between floors,
- details of the means of the noise proofing measures to be used.

Works to have installed thermal insulation fire protection and noise proofing measures are to be undertaken in accordance with the details as approved.

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.

Secondary Glazing Details

6. Notwithstanding the details submitted, no works hereby approved is to be undertaken to have installed secondary glass measures to the existing windows until full details of the secondary glazing measures have been submitted to and approved in writing by the local planning authority. Details are to include scaled drawings of the secondary glazing units, including cross-sections, shown in context with the existing windows, of the secondary glazing measures. Confirmation of the frame material and colour to the secondary glazing units along with means by window the units would be fixed in place. Works to install the secondary glazing measures is to be undertaken in accordance with the details as approved.

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.

Redundant external pipework, cabling and fittings

7. Notwithstanding the details submitted, all redundant wiring, pipework and/or non-historic fixtures affixed to the external elevation of Moat House are to be removed and surfaces repaired and made good to match that of the surrounding fabric.

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.

Extraction vents, gas flues, external pipework and/or ducting

8. Notwithstanding the details submitted, no gas flues, extraction vents, overfall pipes and/or pipework, wiring (for power, and/or telecommunications, including CCTV cameras), services ducting and or light fittings shall be added to the external elevations other than those shown on the plans as approved, unless otherwise agreed in writing by the local planning authority prior to works being undertaken.

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.

Utility Meter Boxes (gas, electricity, water) and Broadband boxes

9. Notwithstanding the details submitted utility meter boxes or those for broadband services shall not be installed on the exterior walling of Moat House or be site immediately adjacent, unless otherwise agreed in writing by the local planning authority prior to works to install the utility boxes being undertaken.

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.

Entrance hall, main staircase and first floor landing

10. Notwithstanding the details submitted there are to be no alterations (including painting the woodwork, cutting holes into the panelling to insert switch/plug sockets/sensors etc) made to the historic entrance hallway (including front door glazed partition, doors and panelling) or to the main staircase (and wall panelling) and first floor panelling and balustrade at the top of the main stairs, unless otherwise agreed in writing by the local planning authority prior to undertaking those alterations

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.

Original room doors and door surrounds

11. Notwithstanding the details submitted, no works shall be undertaken to remove

those doors and/or block off doorways to the rooms off the existing axial ground and first floor corridor until details as to how the doorway are to be closed off and/or removed have been submitted and approved in writing by the local planning authority. With those original room doors that are to be removed rather than sealed shut details of where they are to be re-used in the building need to be provided. Works to alter the existing room doorway to the ground and first floor of the existing axial corridor shall then be undertaken in accordance with the details as approved.

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.

Joinery Details (windows/doors)

12. Notwithstanding the details submitted, no works shall take place to replace and/or install windows, exterior door(s) and the internal doors to the ground and first-floor room, until such time as full joinery details have been submitted to and approved in writing by the local planning authority. Details are to include:

- Proposed floor and/or elevations drawings at 1:50 or 1:100 scale, annotated to/ and crossed reference to the joinery details for each form of window and door.
- 1:10 or 1:20 scaled drawings for each design of the replacement new window(s)/exterior door(s)/internal room doors roof-lights, along with vertical and horizontal cross-section
- Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details.
- Profile drawings at 1:1 or 1:2 scale for door frames/surrounds and thresholds.
- Material for new windows frames and doors to be stated.
- Details as to means of securing the glazing i.e., (linseed oil) putty or with beading.
- External finishes to the exterior doors, and window frames to be stated.

Installation of replacement and/or new window(s)/external door(s)/internal door(s) is to then be undertaken in accordance with the details as approved.

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.

Matching Finishes and External Brickwork

13. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile. This includes areas of external brickwork which will be carried out in accordance with the approved plans and shall match the existing brickwork in colour, size, mortar, pointing, and bonding detail.

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.

Repointing Sample Panel

14. No re-pointing of the external brickwork shall be carried out until a discreet sample area showing the proposed mortar composition and colour and method of pointing has been prepared on-site and approved in writing by the local planning authority. The works shall thereafter be undertaken in accordance with the details so approved.

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.

Basement fire escape and lightwell

15. Notwithstanding the details submitted, no works are to be undertaken to the basement to enlarge the window opening and form the access/light well it for it until details of the size and form of the lightwell to the basement has been submitted to and approved in writing by the local planning authority. Details to include the dimensions and cross-sectional form of the light well, any fire-escape measures to climb out, as well details to confirm the height and form of any upstand surrounding it and/or safety measures to it. Additional details are to confirm the materials and external finishes for the access/light well. Works to basement and the access/light well shall then be undertaken in accordance with the details as approved.

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.

Retention of masonry wall, nib detail where internal masonry walls to be removed and/or where new door openings to be formed between rooms.

16. Notwithstanding the details submitted, where internal walls to be removed and/or new door openings to be formed under this hereby approved scheme, masonry nibs are to be retained, including in the case of new door openings to be formed beside a room fireplace build-out, a small section of the dividing masonry room wall be retained as a 'nib' along with a matching masonry wall nib where the walling dividing the former rooms bisects with the walling of the corridor/hall, unless otherwise agreed in writing by the local planning authority prior to changes being made to the walling.

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.

Entrance intercom/ entry system

17. Notwithstanding the details submitted no works to have installed an entrance intercom/entry system to the entrance of the building until details of the system to be used and the location it would be installed in have been submitted to and approved in writing by the local planning authority. Works to install the main entrance

intercom/entry system shall then be undertaken in accordance with the details as approved.

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.

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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Signed



Marcia Head
Head of Development Management - Place & Growth
Date: 21/02/2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



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1990**

Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure)

Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). This must be within **6 months** of the date of this notice which is stated above. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service as set out on the [.gov.uk](https://www.gov.uk) website which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Planning Inspectorate website](https://www.planninginspectorate.gov.uk). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](https://www.planningportal.co.uk).

Building Regulations: Building regulations approval may be required for the proposed development; please see the [Council's building control page](#).

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.