

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 19 September 2025

Application Number: 251782

Location: 11 Headley Road, Woodley, Wokingham, RG5 4JB

Proposal: Application to vary condition 2 of listed building consent 250792 for the proposed windows and front porch replacement. Condition 2 refers to approved details. Variation is to allow retention of existing frames of windows A and B.

Recommendation: Approve

Conditions and/or Reasons

2. Approved Details

This permission is in respect of the submitted application plans and drawings numbered (09), (010), received by the local planning authority on 27/05/2025, and drawings numbered (01.B), (04.A), (05.A), received by the local planning authority on 25/07/2025. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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.

All other conditions of planning permission 250792 apply to this planning permission, viz:

1. Timescale - 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).*

2. See above.

Reason: *See above.*

3. External materials

Except where stated otherwise on the approved drawings and application form, the materials to be used in the construction of the porch replacement and window replacement hereby permitted shall be of similar appearance to those used in the existing building, unless otherwise agreed 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. Where repair and making good is required as a consequence of removal and fitting of the windows and porch, all such works shall be undertaken using a NHL3.5 lime mortar or equivalent as to best match the historic mortar. Any replacement bricks shall be handmade red stock either new or reclaimed as to best match the host 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.

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.

2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

Recommendation and conditions/reasons agreed:



Date: 15 September 2025

REMEMBER - The earliest date for a decision on this application is: **28 August 2025**