

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251097
Site Address:	5 Remenham Terrace, White Hill, Remenham Hill, Wokingham, RG9 3EN
Expiry Date:	1 August 2025
Advert Publication Date:	8 May 2025
Site Notice Date:	3 rd July 2025
Site Visit Date:	3 July 2025
Proposal: Application for Listed Building consent for the proposed replacement of a bathroom window and ground floor double doors.	

PLANNING CONSTRAINTS/STATUS

- Grade II Listed building

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
MDD Local Plan (MDD)	TB24 – Designated Heritage Assets (where site is within a Conservation Area)

PLANNING HISTORY

Application No.	Description	Decision & Date
040456	Proposed erection of railings on existing garden wall and erection of garden shed within curtilage of listed building and (retrospective) retention of fence along south and east side boundaries of the site.	Approved 17/03/2004
040457	Proposed erection of railings on top of existing garden wall plus erection of garden shed, and (retrospective) retention of fence along south and east boundaries of the site.	Approved 17/03/2004
041995	Proposed two storey side extension to dwelling.	Approved 12/10/2004
042044	Proposed two storey side extension to listed building (Listed Building Consent).	Approved 12/10/2004

121701	Application for advertisement consent for the erection of a small timber pub sign on the fence of a local resident.	Approved 06/07/2012
142927	Listed building consent for internal alterations to remove part of internal wall.	Approved 21/07/2014
242352	Application for Listed Building consent for the proposed erection of a single storey rear extension	Approve 05 November 2024

CONSULTATION RESPONSES

WBC Conservation	No objection subject to clarification and amendments.
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REPRESENTATIONS

N/A

APPRAISAL

Site Description: The application site is an early 19th Century Grade 2 Listed Building that is a three-storey end of terrace dwelling located on Remenham Hill, Remenham. which is. The site is also within Metropolitan Green Belt, Countryside, an Area of Special Character and on a Green Route.

Proposal: The replacement of a bathroom window on the first floor of the side elevation and replacement double doors on the ground floor rear wall.

The double doors at the rear would measure approximately 2m in height and 1.5m in width; they would be timber framed, white and double glazed with each door having 15 no. glazed panes. The bathroom window would measure approximately approximately 0.8m in height and 1.3m in width and be timber framed, white, double glazed, and comprise 2 sash sections, each with 4 no. obscure glazed panes.

Character of the Area

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

Core Strategy CP11 - Proposals outside Development Limits (including countryside) In order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where it does not lead to excessive encroachment or expansion of development away from the original buildings; and is contained within suitably located buildings which are appropriate for conversion.

Core Strategy CP12 states that planning permission will not be granted for inappropriate development within the Metropolitan Green Belt.

Remenham Hill is a green route, and the immediate street scene is a grass verge fronting a row of terraced houses that are partially screened from the public realm by vegetation and tall hedging. On the opposite side of the road, there are tall trees obscuring the view of a field behind. Off street vehicular parking is at the side/rear of the property via Ashton Lane and forward of a wall and gate providing access to the rear of the property.

The replacement bathroom window and double doors at the rear would be the same size and similar design to existing. Moreover, the double doors at the rear would not be visible from the public realm; the existing bathroom window is partially visible from Ashton Lane and the replacement window would not be more visually prominent than existing. Therefore, the proposal would not harm the character of the character of the area.

Overall, the proposal would comply with Policy CP1, CP3, CP11 and CP12 of the Core Strategy in respect of the proposals impact on the character of the surrounding area the Green Belt and Countryside.

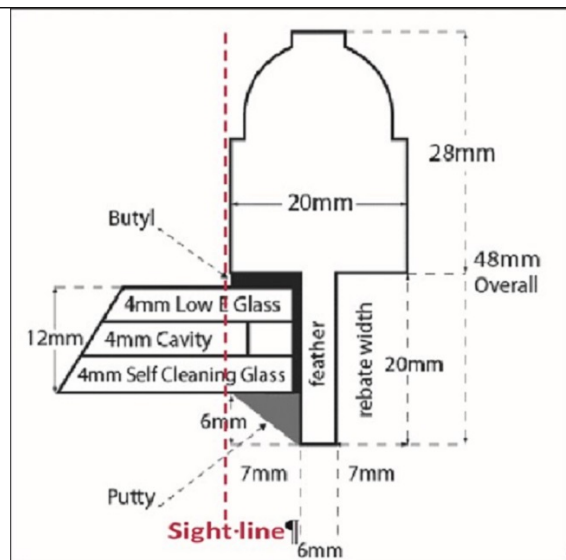
Heritage Officer Assessment:

The Heritage officer has no objection subject to clarification and amendments as follows:

“The above application seeks the replacement of a casement window and French doors, both modern, at 5 Remenham Terrace, a Grade II listed building. The proposals are part of a wider programme of repair and alteration to the building.

In terms of the principle of replacement, both elements are modern, c20-30 years old. They are, therefore, of limited significance to the listed building. Both are not unsympathetic, and single glazed however lack authentic detailing – particularly the casement window. Thus, there is an opportunity to introduce (or re-introduce) a more historically authentic design. In regard to the French doors, these are obviously to a modern design and therefore the reproduction of this design, albeit with slim-line double glazing – which also allows to match the other similar doors – is acceptable.

In respect to the double casement window, the extant is of the ‘storm-proof’ type with plain internal glazing bars, although does appear to have putty fixed panes. The proposed replacement is of a more appropriate ‘flush’ design and thus would seek to improve this element of the fenestration. However, there appears to be a discrepancy on the proposed detailing, specifically the size of the glazing bars – one drawing annotate at 22mm another at 24mm – either way this size is too large, the glazing bar should not exceed 20mm in width, ideally 18mm – this should be consistent with the sashes elsewhere. Similarly, the design of the ovolo glazing bar is too squat a ‘snub-nose’ – it should be slenderer and more refined in design. Such as:



It is important for these details to be correct – as authentic to a 19th century design as possible as this provides the balancing justification for the acceptance of double glazing. Good conservation practice would allow for the replacement of single glazed windows with new single glazed windows, unless the units are part of a modern element, or they themselves are poorly detailed modern windows – both such respects apply here. It is important, as to maintain the special interest of the listed building, that architectural designs are correct, authentic to the period – failing this such buildings can have their significance undermined.

No objection is raised to the application, provided the amendments and clarifications are made in line with the above.”

Officer comment: The Planning Agent clarified design details as requested by the Heritage Officer and he is satisfied that the glazing bar and style have been designed to match what was approved for the sash windows in the discharge of condition of application 242351 for the approved extension (condition approval Ref: 250983) and this includes detail on the glazing bars being 20mm and lambs tongue, based on a measured survey of the original windows.

The proposal complies in terms of:

Impact on heritage asset:



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:	Yes
Recommendation:	Approve
Date:	23 July 2025
Earliest date for decision:	6 June 2025
Recommendation agreed by: (Authorised Officer)	
Date:	24/07/25