

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242452
Site Address:	East Court, Jubilee Road, Wokingham, RG40 3SD
Expiry Date:	23 November 2024
Advert Publication Date:	1 October 2024
Site Notice Date:	28 October 2024
Site Visit Date:	18 May 2024
Proposal: Application for Listed Building consent for the proposed change to a first-floor window, plus internal alterations.	

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 (where site is within a Conservation Area)

PLANNING HISTORY

Application No.	Description	Decision & Date
240202	Householder application for the proposed alterations to internal stairs, formation of internal screen, alterations to external joinery and terrace, changes to fenestration.	Approved: March 2024
240203	Application for Listed Building consent for the proposed alterations to internal stairs, formation of internal screen, alterations to external joinery and terrace, changes to fenestration.	

CONSULTATION RESPONSES

WBC Conservation	No objection subject to conditions
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REPRESENTATIONS

None

APPRAISAL

East Court is a residential dwelling in the village of Finchampstead. The property is a grade II listed building.

This application for listed building consent is made following the approval of consent 240203, which amongst other changes, granted the alteration of a first-floor window on the north-west elevation of the property. The current application seeks to further modify this widened window as to retain the arched header element of the design. The proposal also includes minor internal alterations.

The Heritage Officer consulted on this application issued the following comments:

'Given the previous approval, no objection is raised to the amended proposal for the replacement window design. The inclusion/retention of the arched element is welcomed. It should, however, be noted the submitted drawing indicates 24mm thick double-glazed units with applied glazing bars, such a design is not considered appropriate for use on a listed building.'

In respect to the proposed internal alteration, which includes removal of walling and thus alteration to the planform, such proposals seek to reinstate previously blocked openings and altered fabric. Given this, there is limited impact upon significance of the building in terms of fabric and planform.'

As detailed above, the Heritage Officer has raised no objection to the design of the replacement window, however, raises concern as to the thickness of the glazing. In further correspondence, the Heritage Officer requested that a 12mm or 14mm unit was used, as opposed to the currently proposed 24mm unit. Whilst the LPA is sympathetic to the request from the Heritage Officer, it should be noted that the previously approved replacement window, as permitted by application 240203, included joinery details as currently proposed, which was accepted by the Heritage Officer at the time of submission. On this basis, it is not seen as prudent to request any further amendments, and the joinery details are therefore considered acceptable.

Summary

Whilst the proposals would lead to the potential loss of a small amount of historic fabric, this loss would not otherwise be considered to harm the overall significance of East Court as a designated heritage asset. The proposal complies with Policy TB24 of the MDD Local Plan and with the guidance on heritage assets contained within the NPPF, and as such, is recommended for approval.

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:	Not required
Recommendation:	Approve
Date:	19 November 2024

Earliest date for decision:	31 October 2024
Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	21 November 2024