
MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242044
Address:	11-13 Broad Street, Wokingham, RG40 1AU		
Proposal:	Full application for the proposed installation of a new service hatch and external alterations to the shopfront.		
Heritage Asset:	11-13 Broad Street – Grade II listed building Wokingham Town Centre Conservation Area Listed building along with conservation areas are classed as designated heritage assets under the NPPF (2023) and in the Council's Local Plan policies.		
Site Visit Made:	No		

Summary Of Recommendations

No Objection

Comments On Proposal

The application proposes a number of external alterations to the shopfront of 11-13 Broad Street, a Grade II listed building. These include the general redecoration, with some colour changing, new signage and associated illumination and the installation of a new 'service hatch' as to allow for the collection of takeaway food without the need to enter the restaurant.

The above application for planning permission follows the grant of advertisement consent 241467 for the same proposals (albeit only those that are required under advertisement consent).

Nos.11-13 Broad Street date from the late 18th century with alteration in the mid-20th century. The ground floor was previously a retail shop unit, with consent granted in 1999 for the change of use to a restaurant and new shopfront installed at this time.

With the exception of the service hatch, the proposed works are not fundamentally different from the approved listed building consent of 161105 in 2016. Bar slight alteration in signage design and colouring, the overall relative traditional appearance would remain and thus no objection is raised from a heritage perspective. As noted above, the shopfront is modern, dating from 1999. Whilst not unsympathetic in appearance it is of limited significance and from a fabric perspective there are no concerns in this regard to its alteration. The concept of a

serving hatch, as to allow for takeaway food to be collected without the need to enter the main restaurant, whilst not unheard of, is entirely not common. It is however, in many ways, not dissimilar to an ATM on the front of a bank, in that the service is provided externally from the building. It is acknowledged the restaurant business must often respond to current trends and market demand, of which takeaway delivery/collection is one. As restaurant use is a component part of the character of the Conservation Area, and one which is important to maintain, if this is required as to ensure the continued use of the building as such, then no objection is raised against this element. Given the relative traditional appearance and sympathetic form, the proposed alteration would not harm the special interest of the listed building, and would seek to preserve the character and appearance of the Conservation Area.

Therefore, no objection is raised to the application. If minded to approve, no specific material conditions are suggested as the submitted documents provide sufficient detail.

Conditions			
N/A			
Date:	28/08/2024	Signed:	Roderick McDonald Built Heritage Officer