

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 6 February 2026

Application Number: 253040

Location: 3-4 Market Place, Wokingham, RG40 1AL

Proposal: Application for Listed Building Consent for the proposed replacement of vertical sliding timber sash casements to first and second floor windows on the front elevation.

Recommendation: Refused

Reasons

1. The proposal would have an adverse visual impact on the traditional appearance, setting and character of the Grade II listed building and the character and appearance of the Wokingham Town Centre Conservation Area. Moreover, the supporting heritage statement fails to provide clear and convincing justification for any subsequent harm. The proposals are therefore contrary to Sections 4, 12 and 16 of the NPPF 2024, policies CP1 and CP3 of the Core Strategy and policy TB24 of the Managing Development Delivery Local Plan.

Informatives

1. This decision is in respect of the drawings and plans numbered 2506 PL 001, 2506 PL 002, 2506 PL 003 and 'Design & Access Statement & Historic Impact Assessment' (ATP Architecture, December 2025) received by the local planning authority on 12/12/2026.

2. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, pre-application advice was sought before the application was submitted. As the proposal was contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.

Recommendation and conditions/reasons agreed:

Date: 4.2.26

REMEMBER - The earliest date for a decision on this application is: **22 January 2026**