



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Mr Christopher Trickey
ATP Architecture Ltd
The Wash House
42 Church Street
Hungerford
Berkshire
RG17 0JH

NOTIFICATION OF REFUSAL OF CONSENT

Application Number: 253040
Applicant Name: Mr Stephen Forster
Site Address: 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.
Date of Decision: 4 February 2026

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **refuses** listed building consent for the above works as stated in application and the accompanying plans submitted to the Council, the reason(s) for which are specified hereunder.

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.

Signed

A handwritten signature in black ink, appearing to be 'JT', is displayed on a light green rectangular background.

Justin Turvey

Head of Development Management - Place & Growth

Date: 4 February 2026

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



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Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure)

Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). This must be within **6 months** of the date of this notice which is stated above. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service as set out on the [.gov.uk](https://www.gov.uk) website which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Planning Inspectorate website](https://www.planningportal.co.uk). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](https://www.planningportal.co.uk).

Building Regulations: Building regulations approval may be required for the proposed development; please see the [Council's building control page](#).

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.