

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250288
Site Address:	37 Market Place, Wokingham, RG40 1AT
Expiry Date:	9 May 2025
Advert Publication Date:	28 February 2025
Site Notice Date:	28 February 2025
Site Visit Date:	28 February 2025
Proposal: Application for Listed Building consent for the proposed shop front and window repairs and/or replacements.	

PLANNING CONSTRAINTS/STATUS

- Listed Building
- Conservation Area

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
220762	Application for advertisement consent for the installation of 1no.shop front non-illuminated fascia sign, 2no. internally illuminated roundel signs.	Approved, 31/05/2022
220763	Application for Listed Building consent for the proposed Internal alterations to the ground/first floor and alterations to the fenestration.	Approved, 31/05/2022
242957	Application for advertisement consent for the proposed installation of 1 no. non-illuminated fascia sign and 18 no. window vinyls.	Approved, 06/03/2025
242725	Application for Listed Building Consent to include: refitting of existing shopfittings and floor coverings, repair of existing walls, erection of stud wall at rear of the shop to provide storage, repair and repainting of timber shopfront, installation of new non- illuminated sign to the front fascia, covering of side windows with vinyl product displays, alterations to existing internal lighting.	Approved, 11/03/2025

CONSULTATION RESPONSES

WBC Conservation	No objection subject to conditions
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REPRESENTATIONS

The Wokingham Town Council	No objection
The Wokingham Society	No objection

APPRAISAL

No.37 Market Place and the rear components to it that form Bush Walk, hold grade II listed status and occupy a prominent location on Market Place within the central core of the Wokingham Town Centre Conservation Area. This historic former inn (and later hotel) was converted to its present retail use in the late 1980s and is owned and managed by the Council.

This application seeks the replacement of the shop frontages of units 3 to 5 Bush Walk and their first-floor windows, along with the potential replacement of the 6no. upper-floor sash windows on the frontage of 37 Market Place. Furthermore, with regard to the combined units 1 and 2 Bush Walk, it is proposed under this application to include works to the projecting glazed unit on Bush Walk.

Bush Walk Frontages

The shop frontages and first floor windows of the Bush Walk retail units are of no historic value, but their form and materials are considered to be in keeping. The scheme for the replacement of the windows and shop frontages to Bush Walk, including those units facing onto new the Peach Place development, are required due to the poor condition of some of the shop frontages, as well as in order to address practical issues faced by several of the tenants to do with security, thermal improvements and ventilation issues.

Other than the matter of the sash windows on the Market Place frontage, the proposed scheme of works is fundamentally that as discussed on site last summer between the Council's Heritage Officer with Michael Cashin, Senior Surveyor of the Council's Estates Team. A previous discussed proposal for the single shop door to unit 8 closed off as the tenant only uses the pair of doors to unit 7. This is not shown to be now the intention under this application.

Given the non-historic modern extension built to the eastern end of Bush Walk and in light of the recent Peach Place development, a pragmatic approach has been agreed upon in terms of the frame materials for the new shop frontages and upper windows in those units closest to and facing onto Peach Place. These are to have powder coated aluminium frames to them, which will visually tie in with the Peach Place development. Alternatively, the western historic portion of Bush Walk would have replacement shop frontages with timber frames, in order to be in keeping with the historic nature of the frontage building and the Conservation Area setting in which this property lies. There is an intention to have refurbished the first-floor windows or replaced like for like if found to be uneconomical to repair.

From a heritage stance, there is no objection to the proposed works. Notwithstanding, the Schedule of Works refers to the new shop frontages and windows having frames to match the existing, however, there are no scaled joinery details provided, which would be expected for the replacement of such elements on a listed building. As such, it is advised that such details be provided prior to the commencement of development.

Sash Windows to Market Place Frontage

From a visual and heritage stance, the Market Place elevation of the property holds a high degree of importance, with the sash windows being an important aspect of this. These sash windows had not really been touched upon at last year's on-site discussion. As such, from a heritage stance, there is a degree of concern given the lack of information on these sash windows and in having not been an opportunity to see these windows, the Heritage Officer has suggested a condition that their replacement should be approved separately to ensure replacements are strictly necessary and that the replacements are of an appropriate matching design.

Summary

In conclusion, the proposals are considered acceptable and do not impact what is significant about this property as a listed building or the appearance of the Conservation Area, in which it lies. That said, there is however the need for full joinery details for the replacement shop frontages and windows.

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 April 2025
Earliest date for decision:	21 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	23 April 2025