

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 9 May 2025

Application Number: 250288

Location: 37 Market Place, Wokingham, RG40 1AT

Proposal: Application for Listed Building consent for the proposed shop front and window repairs and/or replacements.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale

The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: In pursuance of s.18 of the Town and Country Planning (Listed Building & Conservation Areas) Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and drawings titled/numbered (Location Plan) (Schedule of Works) (1001 A) (1002 A) (1003 A) (Site Plan) received by the local planning authority on 06/02/2025 & 28/02/2025. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Sash Windows to Market Place Frontage

Notwithstanding the details submitted, no works to remove and/or replace any of the sash windows to the Market Street frontage shall be undertaken until justification and full joinery details [in accordance with condition 4] for replacing the sash windows rather than repairing them, is submitted to and approved by the local planning authority in writing. Installation of any sash windows shall only then be undertaken in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

4. Joinery Details (Windows/Exterior Doors)

Notwithstanding the details submitted, no works shall take place to install the hereby permitted new window(s)/external door(s)/roof- light(s), until such time as full details

have been submitted to and approved in writing by the local planning authority. Details are to include:

- 1:10 or 1:20 scaled drawings of the new window(s)/exterior door (s)/roof-lights, along with vertical and horizontal cross-section
- Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details.
- Profile drawings at 1:1 or 1:2 scale for door frames and thresholds.
- Material for new windows frames and doors to be stated.
- Details as to means of securing the glazing (putty or with beading).
- External finishes to be stated.

Installation of the new window(s)/external door(s)/roof-light(s) is to then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.



Recommendation and conditions/reasons agreed:

Date: 23 April 2025

REMEMBER - The earliest date for a decision on this application is: **21 March 2025**