

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 2 November 2024

Application Number: 241915

Location: Waitrose Ltd, Rectory Road, Wokingham, RG40 1BB

Proposal: Full application for proposed works to the car park boundary wall (Wall H1) including installation of 3 no. buttresses and a supporting wall, and restoration where necessary.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning 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 numbered Location Plan and 25317-01 P6 received by the local planning authority on 20/08/2024. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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. Prior to the commencement of works hereby approved the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as so approved.

a) Details and a sample of the lime mortar to be used, including confirmation of the pointing finish to be used.

b) Details and sample of the bricks and mortar to be used for the construction of the buttresses and the return walling to the end of the wall H1.

c) Scaled profile drawing at 1:5 or 1:10 scale (as appropriate) detailing the top-section of the walling that is to be rebuilt.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

4. Walling stability - The works (including also ground works) hereby approved shall not commence until measures and works required to secure the safety and stability

of the Wall H1 have been implemented in full accordance with a Scheme to be submitted to and approved in writing by the local planning authority.

The measures and works to be included in the Scheme shall, where necessary, include measures to support the walling and protected in-situ the bricked in arched (door) opening whilst works to form the new buttresses and repairs to the walling are being undertaken.

The measures and works so approved shall be maintained in accordance with the approved Scheme to ensure the safety and stability of the walling until works hereby permitted have been completed.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

5. Protection of trees - a) No development or other operations shall take place except in complete accordance with the BS5837 Arboricultural Report [Connick Tree Consultants, Ref:193956/RT/AIA] and Tree Removal and Protection Plans [Areas A, Band C] (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

6. Notice of commencement - A minimum seven calendar days' notice of the commencement of the works hereby approved shall be given in writing to the local planning authority, quoting the above reference number and addressed to the Conservation Officer, Wokingham Borough Council, Council Offices, Shute End, Wokingham, RG40 1BN, or if by email, marked for the attention of the Built Heritage Officer and sent to development.control@wokingham.gov.uk. The period of notice does not commence until receipt by the developer of an acknowledgement from the local planning authority that either the written notice or the email of notice has been received.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy:

National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

7. Notwithstanding the details submitted works hereby approved, the rebuilding of the top portion of the walling is to be undertaken using the existing bricks and half round coping bricks, and where additional bricks/coping are required, these are to match the existing in size, colour and finish unless otherwise agreed in writing by the local planning authority prior to the use of the alternative bricks/coping.

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.

2. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

Recommendation and conditions/reasons agreed: *MC*

Date: 29.10.2024

REMEMBER - The earliest date for a decision on this application is: **19 September 2024**