



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Mr Tim Humphries
Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL

NOTIFICATION OF APPROVAL OF CONSENT

Application Number: 241916
Applicant Name: The Owner and/or Occupier
Site Address: Waitrose Ltd, Rectory Road, Wokingham, RG40 1BB
Proposal: Application for Listed Building consent for the proposed works to the car park boundary wall (Wall H1) including installation of 3 no. buttresses and a supporting wall, and restoration where necessary.
Date of Decision: 28 October 2024

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants** listed building consent for the above works as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and 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 numbered 25317-01 P6, Location Plan 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. CM9 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

4. 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.

5. CM6 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.

6. 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.

Signed

MHead

Marcia Head

Head of Development Management - Place & Growth

Date: 28 October 2024

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](http://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](http://www.planninginspectorate.gov.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](http://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.