

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 22 May 2026

Application Number: 260293

Location: 37 Rose Street, Wokingham, RG40 1XS

Proposal: Application for Listed Building consent for the proposed replacement windows on the rear elevation, insertion of wood burner and associated flue liner, installation of insulation to roof and reconfiguration of modern extension along with changes to fenestration.

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 numbered (Existing and Proposed Ground Floor Plans), (Existing and Proposed Rear Elevations), (Chimney Existing and Proposed Plan), (Proposed Installation to Roof Plan), (Location Plan), (Site Plan), (Window Schedule), (Revised Heritage Design and Access Statement), received by the local

planning authority on 04/02/26 and 11/02/26. 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. No relevant works shall commence on site until full working details of all windows and doors and related joinery, hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials and finishes, framing elements, glazing, glazing units, glazing bars, and methods of opening. Drawings shall be at a minimum scale of 1:10 and with details at 1:5 and 1:1 as appropriate. The works shall then proceed in strict 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. No works to buildings or structures that may be used by breeding birds shall take place between 15 February and 15 September inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To ensure that protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 Section 15 Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23

5. Only traditional Bitumen Type 1F (with a hessian Matrix) roofing felt or a breathable membrane which been certified by Natural England snagging propensity installed may be in insulation of the property. Where it is necessary to use wood timber treatments, only treatments on the approved list of 'Bat roost and Timber products must be used.

Reason: To ensure that protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 Section 15 Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Informatives

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

2. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

3. 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: *MC*

Date: 20.05.2026

REMEMBER - The earliest date for a decision on this application is: **19 March 2026**