

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242182
Site Address:	Peacocks, School Road, Hurst, Wokingham, RG10 0DR
Expiry Date:	22 October 2024
Advert Publication Date:	30 August 2024
Site Notice Date:	05/09/2024
Site Visit Date:	18/09/2024
Proposal: Application for Listed Building consent for the proposed installation of a log burner to an existing chimney following demolition of the existing gas heater.	

PLANNING CONSTRAINTS/STATUS

- Grade 2 Listed building.

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

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

WBC Conservation	No objections.
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REPRESENTATIONS

None received.

APPRAISAL

Site Description:

The application site related to a late C18 and later alterations to C17 timber framed cottage located in St. Nicholas, Hurst.

The proposal complies in terms of:

Impact on heritage asset:	☒
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The application proposes the removal of a gas fired stove and associated plinth with the installation of a new wood-burning stove and associated flue and chimney cowl at Peacocks, a grade II listed building in the heart of Hurst.

The Councils Built Heritage Officer has reviewed this application and has stated the following:

The gas stove to be removed is modern, as is the associated brick and tile plinth on which it was raised. It is likely the brick and tile plinth was installed to facilitate the installation of the stove and thus not of any historic significance. In its place will sit a new wood-burning stove of traditional form, sitting upon a sympathetic new natural stone hearth. A new cowl is proposed to sit upon the top of the chimney attached to the flue as is standard in such applications, the cowl is minimal in size and coloured in a terracotta hue as to be similar to the extant chimney and pots.

Given the limited, if any, impact upon the listed building and the sympathetic nature of the materials and installation techniques, no objection is raised.

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:	Not required
Recommendation:	Approval
Date:	14 October 2024
Earliest date for decision:	23 September 2024

**Recommendation agreed by:
(Authorised Officer)**

MC

Date:

15.10.2024