

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 12 August 2026

Application Number: 261148

Location: 54 Denmark Street, Wokingham, RG40 2BB

Proposal: Refurbishment and external alteration of the former Wokingham Library, including replacement of external fenestration, glazed entrance doors, installation of a new heat pump system, removal of existing AC units at roof level and installation of additional solar panels (part retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Approved Plans

The development hereby permitted shall be carried out in accordance with the following drawings and documents:

Drawing 01 Rev P09 - Location Plan

Drawing 10 Rev P09 - Proposed Site Plan

Drawing 08 Rev P09 - Proposed Elevations

Drawing 11 Rev P09 - Existing and Proposed Roof Plans

Drawing 09 Rev P09 - Window Types 1

Drawing 10 Rev P09 - Window Types 2

Drawing 11 Rev P09 - Door Types

Project No. 2571 Rev P1 - Plant Deck Calculations

Received 12th May 2026

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.

2. Materials

The development hereby permitted shall be carried out in accordance with the materials on the approved plans.

Reason: In the interest of visual amenity, in accordance with policy CP3 of the Core Strategy and TB24 of the MDD.

3. Landscaping

Within 3 months of completion of the external works there shall be submitted to and approved in writing by the local planning authority a scheme of replacement landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following completion of the external works.

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

4. Unexpected Land Contamination

If, during development, contamination not previously identified is found to be present on the site, all works shall cease until an appropriate investigation and remediation strategy has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any contamination discovered during development is properly managed, in accordance with Policy CP1 of the Core Strategy.

Informatives

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

2. This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

3. Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from, the Highways Inspector, Highway Assets, Wokingham Borough Council, Shute End, Wokingham, RG40 1WL, telephone number 0118 9746000, before any development is commenced.

4. 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.

BJC

Recommendation and conditions/reasons agreed:

Date: 29.07.26

REMEMBER - The earliest date for a decision on this application is: **16 July 2026**