

Our Ref: SM/B0007/26

10 March 2026

Planning Department
Wokingham Borough Council
Civic Offices, Shute End
Wokingham
RG40 1BN

Dear Sir/Madam

RE: The Rose, 30 Market Place, Wokingham, RG40 1AP

I have today submitted an application for listed building consent regarding the above premises (PP-14750275) on behalf of McMullen & Sons. The proposal is for repairs to the single storey rear roof, a new ceiling lining to the ground floor commercial kitchen and minor alterations to the rear first floor section to facilitate use as staff accommodation.

The application is supported by the following:

- Drawings 633-01, 02B, 03A, 04A, 05A, 06A, 07A, 08A
- Roof Repair Methodology
- Heritage Statement

The site does not lie within an area identified with Bat Roost Suitability (as set out on the Planning Policies and Constraints Map).

Planning, Design & Access Statement

Site & Surroundings

The Rose is a part single, part two storey building which lies on the south-east side of Market Place in Wokingham Town Centre. It is Grade II listed and forms part of Wokingham Town Centre Conservation Area.



Proposed Development

The proposal is for repairs to the single storey rear roof, a new ceiling lining to the ground floor commercial kitchen and minor alterations to the rear first floor section to facilitate use as staff accommodation.

Firstly, the single storey rear roof is in urgent need of repair. This is a 20th century single storey, part brick, part block-built structure which currently houses a disused boiler room, chilled cellar and bin store. The rafters have failed and this is causing a significant inward bow.

The proposal is to strip the existing peg tiles from the pitched roof and carefully store temporarily. The roofing felt and tile battens will then be stripped and a new steel ridge beam installed with timber posts, as well as strengthening any failed rafters with new timbers. New roofing felt and battens will then be laid and the new roof will be finished with the previous peg clay tiles. Finally, the lead flashing will be re-dressed. A more detailed methodology for the work is submitted as part of the application.

Secondly, a new ceiling lining would be installed to the ground floor commercial kitchen. This area holds no heritage significance.

Thirdly, the rear section of the first floor will be refurbished to allow its use as staff accommodation. This would not require planning permission as the staff accommodation would be wholly ancillary to The Rose and there are no restrictive conditions on previous consents preventing this ancillary use.

The proposal is to remove the existing modern partitions and replace with new partitions to provide an appropriate layout for the new staff accommodation. This would provide two bedrooms with a shared kitchen/diner and bathroom. Sound proofing is proposed below the existing floor along with a new ceiling lining. The proposals include necessary light fittings, fire escape signage and two mechanical fans – one to serve the kitchen/diner and one to serve the bathroom. The existing rear window would be replaced to match the windows on the side elevation.

Conclusion

A full heritage assessment of the proposals is provided in the accompanying Heritage Statement.

It is concluded that the proposed works to the listed building will have a neutral impact on the historic, evidential and aesthetic significance of The Rose as a Grade II listed building. The works have been sympathetically considered to preserve the existing character of the asset.

The works will have no impact on the significance of the Wokingham Town Centre conservation area, as the works are internal or only visible at the rear of the property, which does not affect any public views.



We look forward to receiving confirmation that the application has been validated but please do not hesitate to contact me if you require any further information.

Yours faithfully



Sophie Matthews MRTPI

Associate Director

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