

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251653
Site Address:	2 Rose Street, Wokingham, Wokingham, RG40 1XU
Expiry Date:	12 September 2025
Advert Publication Date:	14 July 2025
Site Notice Date:	15 July 2025
Site Visit Date:	22 July 2025
Proposal: Application for Listed Building Consent for the proposed internal and external repair works including renewing the existing kitchen and bathrooms, repairing and redecoration of windows, external doors and front porch canopy, repointing and redecoration of walls, chimney and gutters, plus replacement third floor windows and the installation of lighting, security camera and 2no. floor mounted air conditioning units (part-retrospective).	

PLANNING CONSTRAINTS/STATUS

- Grade II Listed building
- Wokingham Town Conservation Area

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

No relevant planning history for the site.

CONSULTATION RESPONSES

WBC Built Heritage Officer	No objections subject to condition(s)
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REPRESENTATIONS

The Wokingham Society - The Society welcomes this application for this LB property to continue in residential family use.

APPRAISAL

Site Description:

Wigmore Lodge, 2 Rose Street is a three storey, with attic and basement, brick built

mid-18th century town house. Set towards the southwest end of Rose Street directly adjacent and at right-angles to the highway, with the principal frontage facing NE along Rose Street, this building is highly visible and makes an important contribution to the character and appearance of the Wokingham Town Centre Conservation Area, in which it lies.

The proposal complies in terms of:

Impact on heritage asset:



Retrospective Internal Works

The retrospective works are comprised of the redecoration of the rooms, replacement of existing lighting fixtures, blinds, re-staining of the floorboards along with retiling, sanitary ware replacement, the refurbishment of the bathrooms and kitchen, along with the installation of wood burners in the fireplaces of the ground floor (with no required alteration to the fireplace themselves).

These works that have been undertaken would not necessarily have required the need for consent, in having no impact (loss or harm) to the historic fabric/elements contributing to what is of significance about this property, as a designated heritage asset.

Whilst with respect to the new 'walk in' shower that has been created in the first-floor bathroom, this has been formed in front of the previously existing shower space that had occupied the recess to the right side of the blocked-up fireplace/chimney breast, through the addition of new false wall across the opening set flush with the front line of the fireplace/chimney breast to block off the former shower space. As no harm or loss of historic fabric was understood to have been required, this already implemented alteration is considered acceptable.

Windows

It is stated the existing windows at basement, ground, first and second floor levels are to be retained, repaired as needed and redecorated. To ensure repair works would be satisfactory and to avoid any ambiguity as to the exact extent of repair works it is believed prudent to require the applicant by means of a condition, to set out the level of repair of each of the windows.

In terms of the third-floor attic and stair's landing windows, whilst it is not thought the application has adequately demonstrated those windows to be replaced are in such a poor state of condition such that they cannot be repaired, which would be the preferred heritage stance; that said it would appear from the fenestration form of these third floor/attic windows that they are of a later date to the large sash windows to the floors below and would be considered therefore to hold lesser historic significance as a result. Given that it appears to be the case here such that somewhat reluctantly without definitive evidence that the windows cannot be repaired like for like windows in timber, heritage slim profile double glazing would be acceptable subject to the joinery details being shown to be acceptable. As no scaled drawings have been provided to confirm the design/profiles of the windows such details would need to be dealt with by means of a condition should consent be given.

External Repointing & Render Works

The removal of the existing pointing and in the reapplication of new lime mortar to the brick joints, if done inappropriately, can have quite a dramatic visual impact on the appearance of the building with the brick jointing becoming overtly apparent through damage to the bricks in removing the existing pointing and the use of non-colour matched replacement lime mortar and excessive pointing. As such, it is considered prudent here to have the re-pointing works managed by means of a condition.

Air Conditioning Units

It is proposed to install 2no. air conditioning units at the base of the north-western facing side elevation of the property, not visible from the public realm, to provide air conditioning for the basement and to the first floor bedroom. In principle the addition of the air condition system is not necessarily thought likely to harm the significance of this building however there is presently insufficient detail to confirm this.

As such, further details including the routing to the specific rooms and the location and form of the outlets into those spaces should be required, to ensure no or minimal harm to historic fabric/features of the building. This can be however dealt with by means of an appropriately worded condition.

Conclusion

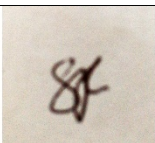
Overall, the proposed works are considered to have little or no impact to the significance of this listed property or the appearance of the conservation area in which it lies. As such, subject to the conditions referenced above, there are no objections from the Built Heritage Officer and the application is recommended for approval.

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:	Yes
Recommendation:	Approval
Date:	11 September 2025
Earliest date for decision:	14 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	11.9.25

