



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Mr Ashley Bryant

Castlemans Cottage
Bath Road
Knowl Hill
RG10 9UT

NOTIFICATION OF APPROVAL OF CONSENT

Application Number: 251022
Applicant Name: Mr Ashley Bryant
Site Address: Castlemans Cottage, Bath Road, Hare Hatch,
Wokingham, RG10 9UT
Proposal: Application for Listed Building consent for the
proposed repair works to the main roof. (part-
retrospective)
Date of Decision: 17 July 2025

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants** listed building consent for the above works as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and 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 as follows:

- Location Plan dated 29 April 2025 and Castlemans Cottage Roof Repairs 25/0784/OTHTBN received by the local planning authority on 29 April 2025
- Collared Truss Works 225131-NMP-XX-XX-SK-S-4004 Rev P01, Ridge Board Works 225131-NMP-XX-XX-SK-S-4002 Rev P01, Tied Truss Works 225131-NMP-XX-XX-SK-S-4003 Rev P01 and Wall Plate Works 225131-NMP-XX-XX-SK-S-4001 Rev P01 received by the local planning authority on 23 May 2025.

The development shall be carried out in accordance with

the approved details (with the exception of references to breathable membrane which is not permitted) 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. Any works affecting the roof and loft shall only be undertaken under the supervision of an appropriately qualified Ecologist Bat Licence Holder with experience of supervising roofing works where there is a risk of bats being present. Works are to be to follow a method statement that must include the avoidance and compensation measures provide in Preliminary Roost Assessment (Nature Bureau, Ref Eco25-19 Rev 002, 404/05/2025) sections 4.2.2 to 4.2.5 and prior to recommencement of works have been agreed in writing between the ecologist and the contractor. The Method Statement must detail all techniques, including the careful removal of tiles by hand, and the procedure to follow should bats or signs of bats be found and details of construction and timbers and membranes which will be used. Within the one month of substantial completion, a closing-out report shall be submitted to the local planning authority for an approval in writing. The closing-out report shall demonstrate that the agreed ecological mitigation and enhancement measures have been implemented to the satisfaction of the Applicant's Ecologist and shall detail if any bats or signs of bats were found.

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

4. If any pre-commencement check undertaken pursuant to Condition 3 indicate that works would result in ecological impacts not previously addressed, then the Method Statement agreed pursuant to Condition 3 shall be revised and incorporate new or amended avoidance and mitigation measures and a timetable for their implementation. The updated Method Statement shall be submitted to and approved in writing by the local planning authority prior to the re-commencement of works. The works shall be carried out in accordance with the updated Method Statement.

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

Informatives

1. This permission does not convey or imply any approval or consent for protected species required under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

Signed

A handwritten signature in black ink, appearing to be 'BL' followed by a horizontal line.

Brian Conlon
Head of Development Management - Place & Growth
Date: 17 July 2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



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Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure)

Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). This must be within **6 months** of the date of this notice which is stated above. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service as set out on the [.gov.uk](http://www.gov.uk) website which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Planning Inspectorate website](http://www.planninginspectorate.gov.uk). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](http://www.planningportal.co.uk).

Building Regulations: Building regulations approval may be required for the proposed development; please see the [Council's building control page](#).

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.