



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Marcus Taylor
Smith Jenkins Planning &
Heritage
7 Canon Harnett Court
Wolverton Mill
Milton Keynes
MK12 5NF

NOTIFICATION OF REFUSAL OF CONSENT

Application Number: 252335
Applicant Name: Adam and Chloe Fawsitt
Site Address: Bird Place, Henley Bridge, Henley On Thames,
Wokingham, RG9 2LN
Proposal: Application for Listed Building Consent for the
proposed erection of single storey rear extension with
basement following demolition of existing rear lean-to
extension, rear roof terrace, lowering of basement
floor, changes to fenestration, internal alterations and
associated repair/refurbishment works.
Date of Decision: 30 January 2026

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **refuses** listed building consent for the above works as stated in application and the accompanying plans submitted to the Council, the reason(s) for which are specified hereunder.

Reasons

1. In the absence of sufficient information and by reason of the development's scale, massing and overall design, the proposals would fail to conserve or enhance the important character and special architectural and historic interest of Bird Place as a Grade II Listed Building, for which no adequate justification has been provided. As such, there would be undue harm to the significance and appearance of the listed building and its setting. The proposal would therefore be contrary to Policies CP1 and CP3 of the Core Strategy, Policy TB24 of the MDD Local Plan and Section 16 of the National Planning Policy Framework.

Informatives

1. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, pre-application advice was sought and advice was given regarding the proposals, stating that future submissions would need to be accompanied by sufficient information/detail to justify the acceptability of the

development. Upon review of the applicaiton submission by the Built Heritage Officer, they concluded that the nature of the proposals, and the lack of infomration associated with them, was unacceptable and required further assessment.

Signed

A small, square, light green box containing a handwritten signature in black ink. The signature appears to be 'JT' or similar initials.

Justin Turvey

Head of Development Management - Place & Growth

Date: 30 January 2026

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

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.