

# **LISTED BUILDING CONSENT** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 9 July 2025

**Application Number:** 250221

**Location:** 36 and 38 Rose Street, Wokingham, RG40 1XU

**Proposal:** Application for Listed Building consent for the proposed demolition of the existing conservatory, replacement of 3 no. flat roofs and repairs to 2 no. pitched roofs at the rear, installation of new front canopy roof plus changes to fenestration, refurbishment and internal repairs.

**Recommendation:** Approve

## **Conditions and/or 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 P003.10-131 REV 1, P003.10- 132 REV 1, P003.10-133 REV 1, P003.10-601, P003.10-901 REV 1, P003.10-012, P003.10-011, P003.10-600 REV 1 and P003.10-134 03 received by the local planning authority on 30/01/2025, 05/02/2025, 11/02/2025 and 22/05/2025. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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. Prior to the commencement of the relevant works hereby approved the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as approved prior to occupation of the properties as hereby approved:

a] Details identifying location with no.38 Rose Street where repair to the walling, flooring, and ceiling where repair is required due to water ingress/damp has occurred. Details are to also set out the schedule/means for repair to these areas. Works shall then be undertaken in accordance with the details as approved.

b] Details setting out the means by which the historic beam timbers are to be prepared for redecoration.

c] Details setting out the alterations to be made to the fireplaces of each property.

*Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.*

4. Joinery Details - Notwithstanding the details submitted, no works shall take place to install the hereby permitted new windows/external doors to the rear of nos.36-38 Rose Street, along with all new and replacement internal doors to the properties, until such time as

full joinery details have been submitted to and approved in writing by the local planning authority. Details are to include:

- 1:10 or 1:20 scaled drawings of the new window(s)/exterior and interior door(s), along with vertical and horizontal cross-section
- Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details.
- Profile drawings at 1:1 or 1:2 scale for door frames and thresholds.
- Material for new windows frames and doors to be stated.
- External finishes to be stated.

Installation of the new windows and doors is to then be undertaken in accordance with the details as approved.

*Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.*

5. Details of boundary walls and fences - Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

*Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.*

6. No mechanical or chemical cleaning - No mechanical or chemical cleaning or stripping treatment shall be applied to the timber frame of the building without the prior written approval of the local planning authority.

*Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.*

7. Lath & Plaster Ceilings - Notwithstanding the details submitted no existing traditional lath and plaster ceiling are to be replaced unless otherwise agreed in writing by the local planning authority prior to works to the ceilings being undertaken.

*Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.*

8. Matching finishes - All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, and profile.

*Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.*

9. No sawing or drilling, channelling, and/or notching of Historic Timbers - No historic timbers or joints between timbers shall be sawn, drilled through, or notched/channelled in connection with the works hereby approved without the prior express consent in writing of the local planning authority. Any dismantled joinery shall be carefully stored under weatherproof and secure covers on the site until required for reuse in connection with the works hereby approved.

*Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.*

Recommendation and conditions/reasons agreed: *MC*

Date: 02.07.2025

**REMEMBER** - The earliest date for a decision on this application is: **10 March 2025**