

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 11 July 2025

Application Number: 242930

Location: 36 and 38 Rose Street, Wokingham

Proposal: Application for listed building consent for the proposed refurbishment of two listed terrace properties to refresh the finishes and repair some legacy water damage to internal plaster walls. No structural alterations are proposed. The removal and making good of a shared non-structural lean-to glazed conservatory roof and enclosure is proposed to reinstate separate access into private garden spaces at the rear of the properties associated boundary fencing.

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 P003.10-011, P003.10-012, P003.10-131 REV1, P003.10-132 REV1, P003.10-133 REV1, P003.10-901, P003.10-700 REV1 and P003.10-134 REV3, Proposed Cladding and Existing Canopy Proposed Canopy received by the local planning authority on 20/11/2024, 27/11/2024 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 and 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.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

2. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

Recommendation and conditions/reasons agreed: *MC*

Date: 02.07.2025

REMEMBER - The earliest date for a decision on this application is: **23 December 2024**