

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 3 August 2026

Application Number: 261048

Location: 12a-14 Broad Street, Wokingham, RG40 1AB

Proposal: Application for Listed Building consent for the proposed display of 2no. fascia signs and 1no. hanging sign to the front elevation alongside associated alterations to the shopfront colour finish.

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/labelled '003 Projecting Sign' (Panel & Bracket), '003 Projecting Sign (Elevations)', TQRQM25318103147401, TQRQM26125124833634, 'Prospect Wokingham - New Fascia Sign' and 2845/w.ps/adt received by the local planning authority on 29/04/2026 and 10/06/2026. The development shall be carried out in accordance with the approved details 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. External materials

The development shall be carried out using the external materials specified on the approved plans and drawings, including Black Green (RAL 6012) paint to the ground floor frontage of the building, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

Informatives

1. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh Listed Building Consent if the changes differ materially from the approved details. Section 96A (Non-

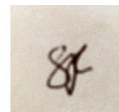
Material amendment) cannot be used to amend listed building consent. For a listed building, conditions are varied or discharged under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. In order to safeguard the street tree in the footpath to the front of the site, pavement away from the open tree pit area shall be used as the staging area for any construction works. No construction materials shall be stored nor construction activities undertaken underneath the tree.

3. 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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- The submission of a Site plan following request.
- The submission of existing elevation plans following request. - Paint colour confirmed.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.



Recommendation and conditions/reasons agreed:

Date: 23.7.26

REMEMBER - The earliest date for a decision on this application is: **1 July 2026**