

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260594
Site Address:	The Rose, 30 Market Place, Wokingham, RG40 1AP
Expiry Date:	8 June 2026
Advert Publication Date:	13 April 2026
Site Notice Date:	22 April 2026
Site Visit Date:	29/04/2026
Proposal: Application for Listed Building consent for proposed repairs to single storey rear roof, installation of new ceiling lining to the ground floor commercial kitchen and minor alterations to the rear first floor section to facilitate use as a two bedroom staff flat.	

PLANNING CONSTRAINTS/STATUS

- Grade II Listed Building

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
MDD Local Plan (MDD)	TB24 – Designated Heritage Assets (where site is within a Conservation Area)

PLANNING HISTORY

The planning history relating to the application site is extensive. The most recent Listed Building Consent applications are set out below:

Application No.	Description	Decision & Date
212958	Application for Listed Building consent for the proposed installation of replacement signage including 3 no. fascia signs, 1 no. hanging sign, cafe barriers and 1 no. lettering sign, plus associated lighting and redecoration.	Approved, 02/11/2021
211688	Application for Listed Building consent for proposed internal alterations including provision of doors, ground floor bar and kitchen counter, and first floor toilets (retrospective).	Approved, 04/02/2022
190646	Application for Listed Building Consent for the proposed change of use from restaurant to public house, internal and external alterations including replacement extensions to the rear first floor, with pitched roof and rear glass	Approved, 26/06/2019

	conservatory, replacement plant, changes to fenestrations, installation of flues and air extract in roof plus alterations to the front façade	
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CONSULTATION RESPONSES

WBC Conservation	No objections, subject to a condition.
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REPRESENTATIONS

The Wokingham Town Council P&T Committee – No comment.
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APPRAISAL

Site Description:

The Rose Inn is located on the Market Place, directly opposite Poulton and Woodman's exceptional Grade II* Town Hall, within a cluster of historic buildings, and one of the town's historic public houses and coaching inns.

The proposal complies in terms of:

Impact on heritage asset:



The application proposes a number of alterations at the Rose Inn (Ye Olde Rose Inn), a Grade II listed building, located within the Wokingham Town Centre Conservation Area, as to include: changes to an outbuilding, internal re-arrangement and subdivision and a replacement of 1no. window.

The Council's Built Heritage Officer has reviewed this application and raises no objection to the principle of the proposed works.

The Built Heritage Officer notes that the Rose Inn is a highly significant listed building occupying a prominent position within the historic core of the town, directly opposite the Grade II* Town Hall and within a particularly sensitive part of the Conservation Area. The building has evolved through numerous phases of development, alteration and rebuilding, including substantial twentieth-century interventions.

In respect of the detached nineteenth-century barn/store, the proposed structural repairs are considered acceptable. Whilst the building retains historic significance and contributes positively to the character of the listed building and Conservation Area, much of its historic fabric has already been replaced or altered. The proposed insertion of ridge beams would not result in the loss of significant historic fabric and would preserve the building's character and appearance. The submitted structural information is considered sufficient and no further details are required in this regard.

The proposed internal alterations to the former stabling and coach house wing are also considered acceptable. The Built Heritage Officer notes that this part of the building has been extensively altered over time and retains very few historic features, other than the existing window architraves, which should be retained and repaired where necessary. Given the limited significance of the affected fabric and the modest

nature of the alterations, the creation of a two-bedroom staff flat raises no heritage concerns.

The proposed replacement of the later twentieth-century metal-framed window is acceptable in principle. The existing opening is of some historic interest as evidence of the building's evolution; however, the proposed replacement would better reflect the character of the nineteenth-century building. The Built Heritage Officer advises that the replacement window should replicate the detailing of the adjacent historic windows, including glazing bar profiles, opening method, glazing arrangement and traditional finishing details.

Whilst further detailed drawings of the replacement windows are required, including sectional details, glazing bar profiles, glazing specification and fixing methods, the applicant has confirmed a willingness to provide this information by condition. Subject to a suitably worded condition requiring the submission and approval of detailed window joinery drawings prior to installation, the Built Heritage Officer raises no objection.

The Built Heritage Officer also encourages the reinstatement of the original casement arrangement to the adjacent altered window currently containing a single pane of glass and hit-and-miss vent, although this is not considered essential to the acceptability of the application.

Overall, the Built Heritage Officer concludes that the proposed works would preserve the special architectural and historic interest of the listed building, preserve the character and appearance of the Conservation Area, and preserve the setting of nearby heritage assets. Subject to the recommended condition securing detailed window specifications, the proposal is considered compliant with relevant local and national heritage policies. A suitable pre-commencement condition will be attached to any consent.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approval
Date:	1 June 2026
Earliest date for decision:	7 May 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	03.06.2026