

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260838
Site Address:	The Old Cottage, Pearson Road, Sonning, Wokingham, RG4 6UH
Expiry Date:	4 June 2026
Advert Publication Date:	9 April 2026
Site Notice Date:	10 April 2026
Site Visit Date:	14 April 2026
Proposal: Application for Listed Building consent for the proposed demolition/removal of a single storey boiler house extension from the west elevation.	

PLANNING CONSTRAINTS/STATUS

- Listed building
- Conservation Area
- Habitat suitable for Bat Roosting

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

Application No.	Description	Decision & Date
253038	Application for submission of details to comply with the following condition of planning consent (232278) dated 9/1/2024. Condition 4 relating to structural repairs safeguarding special architectural or historic interest.	Refuse 06 February 2026
241497	Application for submission of details to comply with the following condition of planning consent 232278 dated 09/01/2024. Condition 3 relates to a Method Statement for the removal of paint from the historic timber surfaces and detail of the intended finishes.	Approve 29 July 2024
240507	Application for submission of details to comply with the following condition of Listed Building consent 232299 dated 09/01/2024. Condition 3 relates to a method statement for paint removal	Approve 25 March 2024

	and details of finishes.	
240507	Application for submission of details to comply with the following condition of Listed Building consent 232299 dated 09/01/2024. Condition 3 relates to a method statement for paint removal and details of finishes.	Approve 25 March 2024
232299	Application for Listed Building consent for proposed internal alterations to East Wing and Utility Room; conservation works including sensitive historic timber and masonry cleaning, cement and modern plaster removal, structural repairs, installation of vapour permeable wall insulation, lime rendering and breathable decoration to all rooms.	Approve 09 January 2024
232278	Application for Listed Building consent for proposed external alterations; conservation works including sensitive historic timber and masonry cleaning, cement and modern facing timber removal, structural repairs, installation of vapour-permeable wall insulation, lime rendering and breathable decoration to all elevations.	Approve 09 January 2024

CONSULTATION RESPONSES

WBC Conservation:	No objection
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REPRESENTATIONS

N/A

APPRAISAL

Site Description: The application site is within a Conservation Area and in Pearsons Road Sonning. It is an early 15th Century Grade II listed detached 2 storey dwelling with a large 20th Century extension to rear. The 'boiler house' is a modern addition to the West elevation of the property, largely concealed from view from the street and located behind a side gate.

Proposal: The boiler house is proposed to be dismantled and the resultant wall opening to be infilled with stretcher coursed brickwork with a limewash finish. The removal of the construction will enable the original timber frame of the West gable to be revealed and to enable repairs to be carried out in due course. The timber frame is currently inaccessible and due for repair under permission 232278, subject to the discharge of Condition 4.

Heritage Officer Assessment: The Heritage Officer raises no objection to the removal of the shallow brick single storey extension, in which the former boiler was housed, with the opening onto the kitchen to be subsequently infilled with brick. The officer has commented: *"The removal of the shallow end extension being required to provide the require access to facilitate works to repair/replace timber corner post of*

the original historic timber-framed dwelling fronting onto Pearsons Lane. At time of visiting the property it the boiler extension had already been removed and the opening temporary covered over. With the removal of the brickwork that formed the enclosure for the boiler has revealed the brickwork enclosure had encompassed a previous external doorway of the kitchen, with the bricks only abutting the external walling of the kitchen and not keyed into it. From a heritage stance the removal of the extension housing the boiler has nor caused any loss of historic fabric or significance to the building. With the proposal to brick up the old door opening being acceptable”.

Ecology: The Ecology Officer raises no objection and the revised Design and Access Statement (Section 5) submitted on 9th April 2026 states: *“The Old Cottage was subject to a Preliminary Bat Roost Assessment in May 2023 in which the boiler house was observed as part of the whole house assessment. The author of the report - John Wenmann Ecological Consultancy LLP (JWEC) - has been contacted as part of this new application to discuss specifically the boiler house with respect to the potential for providing a feature for roosting bats. John Wenman Ecological Consultancy LLP understand the building well owing to their site presence during roof works under license No. 2024-68217-EPS-MIT, valid until 01.10.2029. JWEC advised that owing to the location of the boiler house to the West elevation - where is dark and damp - the structure was highly unlikely to be attractive to bats, and all bat activity around the house had been concentrated within gaps behind timber frames on the rear eastern end of the property, and at the eaves and under roof tiles on the front northern side of the property”.*

Conclusion: In summary, the proposed demolition/removal of a single storey boiler house extension from the west elevation would conserve the historical character and integrity of the listed building and its setting. The proposal would therefore comply with Section 16 of the National Planning Policy Framework, Policy CP3 of the Core Strategy, Policy TB24 of the Managing Development Delivery Local Plan and the National Design Guide. Therefore, the proposal is recommended for approval.

The proposal complies in terms of:

Impact on heritage asset:



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:

Approve

Date:

2 June 2026

Earliest date for decision:	7 May 2026
Recommendation agreed by: (Authorised Officer)	
Date:	02/06/26