

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 7 August 2025

Application Number: 250168

Location: The Verge, The Village, Finchampstead, Wokingham, RG40 4JR

Proposal: Application to vary condition 2 of listed building consent 220604 for the proposed erection of a part single, part two storey side and rear extension plus fenestration changes. Condition 2 refers to the approved details and the variation is to amend fenestration on the west elevation. (Part retrospective).

Recommendation: Approve

Conditions and/or Reasons

2. Approved Details

This permission is in respect of the submitted application plans and drawings numbered (21/TVF/10 RevA), (21/TVF/18), (21/TVF/08 RevI), received by the local planning authority on 04/02/2025, and two drawing sets titled 'Revised Floor Plans and Window Details' and 'Roof Lantern Details' received by the local planning authority on 22/06/2025.

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 provided.

All other conditions of planning permission 220604 apply to this planning permission, viz:

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. See above.

Reason: See above.

3. External Materials and Finishes

Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the hereby permitted extension, shall have first been submitted to and approved in writing by the local planning authority. Details shall confirm any intended exterior finishes to external walling. Development shall not be carried out other than 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.

4. Flat Roof Details

Notwithstanding the details submitted, no works beyond foundation works for the hereby approved extensions are to be undertaken until details confirming the construction methodology for the flat roof have been submitted to and approved in writing by the local planning authority. Details are to include measured cross-sectional details through the roof structure that details the edging/parapet upstand to the roof. The flat roof shall then be constructed in accordance with the details as approved.

Reason: In the interests of safeguarding the significance of designated heritage asset. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

5. Joinery Details

Notwithstanding the details submitted, no works shall take place to install those windows, and exterior door of the hereby approved extension until such time as full joinery details have been submitted to and approved in writing by the local planning authority.

Details are to include:

- Annotated elevation drawing that cross-references the location for the window on the building to the submitted window details. - 1:10 or 1:20 scaled drawings of the new window(s) and exterior door, along with vertical and horizontal cross-section.
- Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details.
- Frame materials & external finish to be stated

Installation of the new windows 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.

6. Roof Lantern Details

Notwithstanding the details submitted prior to the installation of the roof lanterns of the hereby consented extension full details of roof lanterns are to be submitted to and approved in writing by the local planning authority. The details shall confirm the dimensions of the roof lanterns, frame materials and finishes. Installation of the roof lanterns shall then be carried out 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.

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 should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

3. 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.

4. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

5. For further guidance or advice on the above details required to be submitted for approval, please contact the Borough's Conservation Officer on 0118 9746000 (development.control@wokingham.gov.uk).

6. This permission does not convey or imply any approval or consent in respect of Listed Building Consent that may be required for external or internal alterations to the listed building(s). The applicant is advised to contact the Conservation Architect to establish if consent is required for any works proposed.

Recommendation and conditions/reasons agreed:



Date: 8 August 2025

REMEMBER - The earliest date for a decision on this application is: **6 March 2025**