

HOUSEHOLDER **DRAFT DECISION NOTICE**



Expiry Date: 13 August 2026

Application Number: 261366

Location: River Cottage, Church Street, Wargrave, Wokingham, RG10 8EP

Proposal: Householder application for the proposed raising and modification of the roof, erection of a single storey rear extension, external refurbishments, changes to fenestration and internal alterations to a listed building.

Recommendation: Approve

Conditions and/or Reasons

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. Approved details

This permission is in respect of the submitted application plans and drawings numbered 140 PA/LB 2 003 Rev 02, 140 PA/LB 2 021 Rev 02, 140 PA/LB 2 022 Rev 02, 140 PA/LB 2 023 Rev 02, 140 PA/LB 2 024 Rev 03 and 140 PA/LB 2 025 Rev 02 received by the local planning authority on 9th June 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. Historic Fire Insurance Plaque

Notwithstanding the details submitted the historic Fire Insurance plaque on the front elevation is to be carefully removed and safely stored to allow for the removal of the existing pebble dash render, with the plaque to be re-instated in its original location once works to the proposed lime cork thermal plastering render system has been 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.

4. 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.

5. Natural Roof Slate

The sloping roof aspects of the hereby approved raised bathroom to the rear shall be clad in natural slate, of a size and colour most appropriate to match those adjacent existing roof slates of the main roof to the property, unless otherwise agreed in writing by the local planning authority prior to those works 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.

6. Roof Structure Repairs

Works to repair and insulated the main roof of the property and to have installed timber boxed vented soffits shall be done so in accordance with the details contained in the Heritage Assessment documents 140 PA/LB 2 013 revision 01; 140 PA/LB 2 014 revision 02 and 140 PA/LB 2 015 revision 02, unless otherwise agreed in writing by the local planning authority prior to those works 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.

7. Secondary Glazing

The installation of secondary glazing shall be done so in accordance with the details contained in the Heritage Assessment document 140 PA 005 Rev.02, unless otherwise agreed in writing by the Local Planning Authority prior to the installation of the secondary glazing units.

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. Extraction Vents, Gas Flues, External Pipework & Ducting Notwithstanding the details submitted there are to be no gas flue, extraction vent, pipework, soil pipe, services ducting, and/ or utility boxes on the external elevations other than those shown on the plans as approved, unless otherwise agreed in writing by the local planning authority prior to those works 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.

9. Fireplace Alteration / Installation of Stove

Works to have altered the fireplace and hearth to the ground floor front room and install a stove on a new larger hearth shall be done so accordance with that depicted on the Proposed Ground-Floor drawing (140 PA/LB 2 021 revision 020) and the details contained with the heritage assessment (140 PA/LB 2 008 revision 02), unless otherwise agreed in writing by the Local Planning Authority prior to those works 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.

10. Bats

If the development hereby approved has not commenced within 6 months of the date of this permission, or if works commence but are subsequently suspended for more than 12 months, updated ecological surveys shall be submitted to and approved in writing by the Local Planning Authority before works recommence. Where the updated surveys identify ecological impacts not previously addressed, details of any necessary mitigation measures and a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved mitigation measures and timetable.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

11. No external lighting shall be installed on the site or affixed to any building on the site unless details have first been submitted to and approved in writing by the Local Planning Authority. Any external lighting shall thereafter be installed and retained in accordance with the approved details.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 paragraph 198 and Section 15, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

Recommendation and conditions/reasons agreed:



Date: 05/08/26

REMEMBER - The earliest date for a decision on this application is: **3 July 2026**