

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261367
Site Address:	River Cottage, Church Street, Wargrave, Wokingham, RG10 8EP
Expiry Date:	27 August 2026
Advert Publication Date:	6 July 2026
Site Notice Date:	6 July 2026
Site Visit Date:	23 June 2026
Proposal: Application for Listed building consent for the proposed single storey and replacement infill extension with adjusted roof design followed by external refurbishments, and internal alterations to a listed building.	

PLANNING CONSTRAINTS/STATUS

- Grade II Listed Building
- Wargrave Conservation Area

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
251049	Householder application for the proposed part single storey, part two storey rear extension followed by external refurbishments, changes to fenestration and internal alterations to a listed building.	Approved 11 th September 2025
251050	Application for listed building consent for the proposed part single storey, part two storey rear extension followed by external refurbishments, changes to fenestration and internal alterations.	Approved 11 th September 2025
260105	Submission of details to comply with the following condition of planning consent 251050 dated 11/09/2025. Condition 3 Further Details. Condition 5 Natural Roof Slate. Condition 7	Split Decision 12 th March 2026

	Windows. Condition 8 Extraction Vents, Gas Flues, External Pipework, Or Ducting.	
260104	Application for submission of details to comply with the following condition of planning consent 251049 dated 1/5/2025. Condition 3 (Walling and Roofing Scheduling/Methodology), 5 (Natural Roof Slate), 7 (Joinery Details – Windows) and 8 (Extraction Vents, Gas Flues, External Pipework, or Ducting).	Split Decision 12 th March 2026
260308	Application for non-material amendment to planning consent 251050 for changes to fenestrations, roof detail, rendered parapet wall, extractor vent, structural layout, abutment detail, roof ventilation and visual representation.	Application Withdrawn 17 th February 2026
260268	Application for non-material amendment to planning consent 251049 (and listed building consent 251050) to allow minor amendments to the approved scheme at River Cottage, including amendments to fenestration, roof details/abutments, and associated detailed design adjustments, as shown on the submitted amended drawings.	Application Withdrawn 17 th February 2026
260420	Application to vary condition 2 and 8 of listed building consent 251050 for the proposed part single storey, part two storey rear extension followed by external refurbishments, changes to fenestration and internal alterations. Condition 2 refers to approved details, 8 to extraction vents, gas flues, external pipework, or ducting. Variation is to allow changes to fenestration including additional roof light, roof and garden wall adjustment.	Approved 16 th April 2026
260429	Application to vary condition 2 and 8 of planning consent 251049 for the proposed part single storey, part two storey rear extension followed by external refurbishments, changes to fenestration and internal alterations to a listed building. Condition 2 refers to approved details, 8 to extraction vents, gas flues, external pipework, or ducting. Variation is to allow changes to fenestration including additional roof light, roof and garden wall adjustment.	Approved 16 th April 2026
261366	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.	Live: To be determined alongside LBC

		application 261367
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CONSULTATION RESPONSES

WBC Conservation	No objection subject to conditions
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REPRESENTATIONS

WBC Drainage	No objection subject to a condition
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APPRAISAL

This application has been made to obtain listed building consent for proposed extension and refurbishment of River Cottage, Church Street, a Grade II Listed Building situated within the Wargrave Conservation Area. It has been submitted alongside householder application 261366 and should be read in conjunction with the Officer Report for that application.

The Built Heritage Officer has issued the following comments:

'Planning permission and listed building consent had previously been given in 2025, respectively under 251049 and 251050, to alter and extend to the rear of River Cottage. With in April of this year variations to that 2025 scheme being approved under 260420 and 260429 that were subject to several conditions for elements of the newly intended works.

Under this current pair of applications new planning permission and listed building consent is being sought for an amended version of the 2025 scheme of works, including those changes that had recently gain approval in April, under the applications (26040 and 260429) that sought an additional roof-light to the flat roof, a pair of exterior glazed doors to garden room rather than a single one, introduction of vented soffit details as well as alterations to the front ground-floor room's fireplace and hearth to accommodate a stove. Otherwise, the major difference the scheme approved in 2025 and that of the current application is that the scheme big proposed now omits the previously intended two-storey extension to the historic pitched roof rear range of the property and seek to retain and have altered a small WC extension added to the rear of the property.

From a heritage stance the intention now to no longer extended the two-storey rear range is a welcomed one as this means the original elevation/brickwork of this historic rear range to the property, along with the two seemingly original sash windows is retained unaltered.

As for the small WC extension attached to the rear of the property it itself holds no historic significance or architectural merit and under the 2025 approved scheme was to be removed, to allow for the new extension. The retention and alteration of this existing WC extension is considered appropriately in keeping with the building and from a heritage stance does not affect the significance of this property.

Works proposed also now include the removal of decorative faux ceiling joists in the kitchen and works to create small upstand to the rear of lead covering of the flat roofed front door hood are in both case acceptable in heritage terms.

As part of the submission for this current applications the proposed rear elevation drawing (140 PA/LB 2 024 revision 03) and the drawing (140 PA/LB 2 024 revision 03) joinery details for the bathroom windows together make clear the location and form for the two new bathroom windows that had previously been uncertain with the previous application such that there would be no need for a condition requiring joinery detail. Likewise, this would also be the case with respect to the alteration of the fireplace and hearth which had previously been made the subject of a condition in the approval of applications 260420 and 260429 to amend the 2025 approved scheme. The proposed ground-floor drawing (140 PA/LB 2 021 revision 02) in combination with the details contained in the heritage assessment (140 PA/LB 2 008 revision 02) is adequate to negate the need for further details to be provided by means of a condition.

Under the heritage assessment details are given for works to repair and insulate the main roof structure as well as for new timber boxed vented soffits (heritage assessment document 140 PA/LB 2 013 revision 01; 140 PA/LB 2 014 revision 02 and 140 PA/LB 2 015 revision 02) these details are considered acceptable that if done in accordance with those details no further details would be required by means of condition. That said with respect those details shown on the heritage assessment document 40 PA/LB 2 015 revision 02 the drawing of the roof is that for the 2025 approved scheme with the two-storey extension, with below the drawing the condition 5 text from the 2025 decision notices, with below that a photography of a roof slate. The condition 5 text for roofing slate details is for roof of the hereby approved rear extension to be clad in natural slate, and a sample to be provided to the LPA for its approval. Whilst that condition has previously been discharged it is advised to perhaps include a condition with modified wording to confirm the roof slates are for the new roof slopes to the heighten bathroom and are to match as a best as possible with the slates of the main roof.

In summary subject to the conditions advised below from a heritage stance there is not objection raised to the proposed works.'

Planning Officers concur with the assessment undertaken by the Built Heritage Officer and therefore the application for listed building consent is recommended for approval, subject to several heritage led conditions.

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:	5 August 2026
Earliest date for decision:	27 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	05/08/26