

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	251782
Address:	11 Headley Road, Woodley, Wokingham, RG5 4JB		
Proposal:	Application to vary condition 2 of listed building consent 250792 for the proposed windows and front porch replacement. Condition 2 refers to approved details. Variation is to allow retention of existing frames of windows A and B.		
Heritage Asset:	Lone Pine Cottage, 11 Headley Road – Grade II listed since 1987 Listed building along with conservation areas are classed as designated heritage assets under the NPPF (2024) and in the Council’s Local Plan policies.		
Site Visit Made:	Yes (for original application)		

Summary Of Recommendations

No objection

Comments On Proposal

The application follows the granted listed building consent 250792 which permitted the replacement of 5no. windows and entrance porch at Lone Pine Cottage, 11 Headley Road in Woodley, a mid-18th century, Grade II listed former domestic cottage, now in commercial use.

Following further assessment of the fabric by the applicant, it has been determined that the existing frames of windows A and B can be retained with repairs made to the sills but still to replace the fixed and opening casements as originally consented.

Given the greater retention of fabric, the proposals are welcomed, and no objection is raised to the application. The submitted information is considered sufficient and combined with the original consent, no further details are required under condition.

Conditions

N/A

Date:	06/08/2025	Signed:	Roderick McDonald Built Heritage Officer

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Public: Information that can be seen and used by everyone inside and outside the Council.