

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 17 April 2025

Application Number: 242873

Location: The Swan, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AT

Proposal: Listed building consent for the proposed demolition of rear extensions preceding the erection of new single storey extension. Addition of pergola and pathway from carpark to new entrance. Replacement of existing boundary wall. Removal of existing storage outbuilding. Installation of new driveway.

Recommendation: Approve

Conditions and/or Reasons

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

Reason: In pursuance of s.18 of the Town and Country Planning (Listed Building & Conservation Areas) 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 (Location Plan), (PL.005 RevP1), (PL.012 RevP1), received by the local planning authority on 13/11/2024. Plans and drawings numbered (101 RevA), (PL.025 RevP2), received by the local planning authority on 26/11/2024. Plans and drawings numbered (PL.015 RevP1), received by the local planning authority on 20/12/2024. Plans and drawings numbered (PL.010 RevP3), received by the local planning authority on 21/02/2025. Plans and drawings numbered (PL.011 RevP2), (PL.013 RevP2), (PL.014 RevP2), (PL.023 RevP3), (PL.024 RevP3), (PL.026 RevP3), received by the local planning authority on 24/04/2025. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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. External materials - 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 building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

4. Further details required - Prior to the commencement of works hereby approved the following details shall be submitted to and approved in writing by the local planning authority and the works shall then be implemented as so approved:

a] Methodology as to how the new extension is to be connected to / built off the existing early 19th century rear range and a weather- tight junction between the two is to be formed.

b] Details setting out alteration works to the interior of the early 19th century rear range.

c] Details to confirm the nature and extent of repairs to walling of the historic frontage range.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

5. Method statement - The works hereby approved to dismantle and rebuild the section of the southern boundary brick walling shall not commence until a method statement for dismantling and rebuilding of the section of walling, along with a timetable for the works, has been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the details so 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. 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.

7. Northern Gabled End to the Swan - Notwithstanding the depiction of the timber framing to the northern end gable of The Swan on drawing PL.023 Rev.3: Proposed North Elevation, the hereby given consent/planning permission does not extend to include any changes to the historic northern gable end of The Swan.

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. Fenestration, Roof Lights & External Door Details - Notwithstanding the details submitted, no works shall be undertaken to install the hereby approved new aluminium framed windows, exterior doors, and roof-light until full details have been submitted to and approved in writing by the local planning authority. Details to

include scaled drawings of these elements (at 1:10 scale), along with a cross section of the frames (at 1:1 or 1:2 scale), along with confirmation as to the finish of the frames and surrounds. Works to install the glazed windows, exterior doors, and rooflights shall 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.

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. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

3. 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.

4. 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.

Recommendation and conditions/reasons agreed:



Date: 25/06/25

REMEMBER - The earliest date for a decision on this application is: **9 May 2025**