

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 19 June 2026

Application Number: 252533

Location: Reddam House, Bearwood Road, Sindlesham, Wokingham, RG41 5BG

Proposal: Application for Listed Building consent for the proposed structural remedial works to stairwell.

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/titled:

- Location and Site Plans - 24002 EX-001 (received 17/10/2025)
- Heritage Statement - Revised - 18th May 2026 - Robert Davies Architects and Historic Buildings Consultants (received 18/05/2026)
- Structural Calculations - Back Stair Landing Repair at Reddam House [Allcott Associates - Ref: 24543 Issue 01] (received 18/05/2026)

The development shall be carried out in accordance with the approved details

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. 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.

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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended plans being submitted by the applicant to overcome concerns relating to heritage impacts.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.



Recommendation and conditions/reasons agreed:

Date: 16 June 2026

REMEMBER - The earliest date for a decision on this application is: **12 June 2026**