

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



Expiry Date: 24 June 2026

Application Number: 261026

Location: 31 Rose Street, Wokingham, Wokingham, RG40 1XS

Proposal: Application to vary condition 3, 6 of Listed Building Consent 232346 for the proposed erection of two storey rear extension, plus changes to fenestration, to include 1no rooflight. Condition 3 refers to External Materials and the variation is to amend to Lime Render. Condition 6 refers to Matching Finishes and the variation is to amend to Lime Render.

Recommendation: Approve

Conditions and/or Reasons

3. External Materials

The materials to be used in the construction of the external surfaces of the extension hereby permitted are to match the appearance of those used in the existing building, unless otherwise agreed in writing by the local planning authority prior to those materials applied to be varied being used, with the exception of the Lime Render to replace the Concrete Pebble dash Render.

Reason: To ensure that the external appearance of the building is satisfactory and in order to safeguard the special architectural or historic interest of the building and that of the conservation area. Relevant policy: Core Strategy policies CP1 and CP3, Managing Development Delivery Local Plan policy TB24 and National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment).

6. Matching Finishes

All new works and works of making good to the retained fabric, whether internal or external, shall be finishes to match the adjacent work, with regards to the method used and to the material, colour, texture, and profile, with the exception of the Lime Render to replace the Concrete Pebble dash Render.

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.

All other conditions of planning permission 232346 apply to this planning permission, viz:

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 (E01), (P01 RevP4), (P02 RevP4), (P03 RevP5), received by the local planning authority on 25/09/2023 & 23/01/2024. 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. See above.

Reason: See above.

4. Joinery Details (Windows/door) - Notwithstanding the details submitted, no works shall take place to install the hereby permitted new window(s)/external door(s)/roof-lights(s), until such time as full joinery details have been submitted to and approved in writing by the local planning authority. Details are to include - 1:10 or 1:20 scaled drawings of the new window(s)/exterior door (s)/roof-lights, along with vertical and horizontal cross-section. - Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details.

- Profile drawings at 1:1 or 1:2 scale for door frames and thresholds.

- The material(s) and finish for new windows frames and doors to be stated.

- Details as to means of securing the glazing i.e., (linseed oil) putty or with beading.

Installation of the new window(s)/external door(s)/roof-light(s) 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.

5. Extraction Vents, Gas Flues, External Pipework, or Ducting - Notwithstanding the details submitted there are to be no gas flue, extraction vent, pipework, 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 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. See above.

Reason: See above.

7. Length of Brick Boundary Wall to be Removed - Notwithstanding the details submitted no works shall be undertaken to take down and/or demolish the existing rear brick boundary walling until details setting out the extent of walling to be removed, to allow for the construction of the hereby approved extension, have been submitted to and agreed in writing by the local planning authority. The length of the

brick boundary wall to be taken down shall be 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.

8. Heightening of Existing Brick Boundary Wall - Notwithstanding the details submitted no works shall be undertaken to have increased the height of the existing rear brick boundary wall until details setting out how this is to be achieved have been submitted to and agreed in writing by the local planning authority. The details are to include a methodology for the works to heighten the brick walling, along with details as to the brick to be used, mortar mix and brick bond.

Reason: In order to safeguard the special architectural or historic interest of the building and that of the conservation area. 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 installation of a domestic solid fuel system is subject to Building Regulations and certification. More information on the regulations and certification process can be found at HETAS

<https://www.hetas.co.uk/regulations/>

Burning solid fuel is recognised as a major contributor of fine particulate matter which can be harmful to health by damaging the lungs and other organs. There are currently no smoke control areas in Wokingham, however, the use of inappropriate fuel may result in smoke and odour issues and formal action could be taken under the relevant legislation by the Council. More information and advice can be found at <https://uk-air.defra.gov.uk/library/burnbetter/>. There is also a practical guide produced by DEFRA for the use of open fires and

wood-burning stoves [https://uk-](https://uk-air.defra.gov.uk/assets/documents/reports/cat09/1901291307_Ready_to_Burn_Web.pdf)

[air.defra.gov.uk/assets/documents/reports/cat09/1901291307_Ready_to_Burn_Web.pdf](https://uk-air.defra.gov.uk/assets/documents/reports/cat09/1901291307_Ready_to_Burn_Web.pdf).

5. Given the close proximity to sensitive receptors we ask that the applicant be mindful of the potential cumulative environmental effects and nuisance (e.g. control of surface water run-off, noise, dust, smell and other effluvia) that may result during redevelopment of this site. We therefore advise the applicant that:

i) Works associated with the development, be carried out between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

ii) Waste produced as part of this development (including natural materials such as garden and wood materials) should not be burned on site and disposed of in an appropriate manner. We recommend that documentation relating to waste disposal is retained, as this may be requested should a complaint be made.

iii) Should rats or other vermin be encountered during works, this should be reported to Environmental Health and pest management put in place.

iv) Should any contamination be found, or pollution incidents occur during the development, the Environmental Agency and Environmental Health should be informed as soon as practicable.

Should Environmental Health receive complaints about the development we may decide to take formal action under relevant legislation.

6. The site lies within a 1km square where the highest radon potential is <1%. As such there is no requirement for testing or mitigation measures. However, the BRE Report BR211 (2015) 'Radon: Protective measures for new buildings' recommend that radon protection is installed during the construction of any new buildings, extensions, conversion, and refurbishment. This is just a recommendation and there is no requirement to do so.

Recommendation and conditions/reasons agreed:



Date: 16/06/26

REMEMBER - The earliest date for a decision on this application is: **28 May 2026**