

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	260293
Address:	37 Rose Street, Wokingham, RG40 1XS		
Proposal:	Application for Listed Building consent for the proposed replacement windows on the rear elevation, insertion of wood burner and associated flue liner, installation of insulation to roof and reconfiguration of modern extension along with changes to fenestration.		
Heritage Assets:	37 Rose Street – Grade II* listed building since 1951 <i>Nos. 33-39 (odds) concurrent run of terrace formed from a late 15th century hall house – all listed separately as Grade II*</i> <i>Setting of:</i> Nos. 46, 48, 50, The Small House, The Metropolitan Public House, nos. 60, 62 and Paradise Cottage and the Old Bakey, Rose Street – all Grade II <i>(N.B. – not an exhaustive list)</i> Wokingham Town Centre Conservation Area Listed buildings 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		

Summary Of Recommendations

No objection subject to condition

Comments On Proposal

The application proposes of a number of proposed alterations to no. 37 Rose Street, a terraced house formed from a 15th century hall house located within the heart of the Wokingham Town Centre Conservation Area. Along with its attached neighbours, the entire row is listed as Grade II* reflecting the interest of the building. The building was divided, altered and extended in 1958, and subsequently altered in 1977.

The below comments are made further to original Built Heritage commentary and amendments made to the application:

- Further to original proposal as to replace the extant rear fenestration with aluminium framed windows, the application has been amended to take on board advice that the new windows should be of timber construction, as to better reflect the original materiality and seek to reproduce more historically accurate design detailing – this is welcomed, and such alteration would have greater sympathetic for the architectural and historic interest of the listed building.
- Details of the replacement windows may be submitted under condition, with the principle accepted under this application – wording supplied below.
- As per original commentary, no objection is raised to the other elements of the application's proposals.

Given this, it is advised no harm would occur to the significance of the designated heritage assets of 37 Rose Street, nor the Wokingham Town Centre Conservation Area (NPPF, S16), and that the proposals would seek to preserve the special architectural and historic interest of the listed building (P(LB&CA)90, S16) and the preserve the character and appearance of the Wokingham Town Centre Conservation Area (P(LB&CA)90, S72) – as such, no objection is raised to the application from a heritage perspective.

Conditions

No relevant works shall commence on site until full working details of all windows and doors and related joinery, hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials and finishes, framing elements, glazing, glazing units, glazing bars, and methods of opening. Drawings shall be at a minimum scale of 1:10 and with details at 1:5 and 1:1 as appropriate. The works shall then proceed in strict accordance with the approved details.

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.

Date:	18/05/2026	Signed:	Roderick McDonald Built Heritage Officer
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