

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



Expiry Date: 3 October 2025

Application Number: 251780

Location: The Hope And Anchor, Station Road, Wokingham, Wokingham, RG40 2AD

Proposal: Application for Listed Building consent for the proposed subdivision of the site and change of use of part of the public house into a self-contained 4no. bedroom dwelling with associated changes to fenestration and provision of rear amenity space, plus construction of a single storey rear extension to form new toilet facilities and storage for the public house.

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, drawings and documents numbered and titled:

- Location Plan

- Details Sheet 01 - 25-HABS-D01

as received by the local planning authority on 24 July 2025; and

- Proposed Planning Drawing - 25-HABS-PP01 Rev.A

- Acoustic Method Statement (dp)

as received by the local planning authority on 18 September 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 - The materials to be used in the construction of the external surfaces, of the extensions hereby permitted, shall be of a similar appearance to those used in the existing building unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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.

4. 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.

5. Joinery Details for Windows & Exterior Doors - Notwithstanding the details submitted, no works shall be undertaken to install new windows, and exterior doors (including glazed bi-folding, patio etc.) identified on the approved plans, until details have been submitted to and approved in writing by the local planning authority. Details shall include:

- Annotated elevation as proposed drawings to clearly identify the location of the of window and/or door for which joinery details are being submitted for,
- 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.
- Material 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.
- External finishes to be stated.

Installation of the new window(s)/external door(s) is to 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.

6. Works to Remove Small First-floor Raised Landing - Notwithstanding the details submitted, no works shall be undertaken to remove the first-floor raised landing, which presently leads to the door opening giving access into the 19th century cross-wing part of the public house, until a schedule of works detailing the works to be undertaken to remove the enclosed landing and alter the first-floor room (labelled on the existing plans as a 'dressing room') to the proposed staff bedroom have been submitted to and approved in writing by the local planning authority. The schedule shall set out the works to removing the landing and re-instate the room to its original dimension 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.

7. No Sawing of Historic Timbers - Within the road fronting right-hand side range that is to remain as a public house, no historic timbers, or joints between timbers of the wall frames, floor beams and roof structures are to be cut, sawn, or channelled in

connection with the works hereby approved without the prior express consent in writing of the local planning authority. Any dismantled joinery shall be carefully stored under weatherproof and secure covers on the site until required for reuse in connection with the works hereby 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. No Mechanical or Chemical Cleaning of Historic Timbers - No mechanical or chemical cleaning or stripping treatment and no paint, stain or preservative treatment shall be applied to the timber frame and roof timbers of the listed building without the prior written approval of the local planning authority.

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.

9. Roof Firebreak & Insulation - Notwithstanding the details submitted, no works shall be undertaken to form a firebreak and insulated the roof space of the portion of the listed building to be made into a separate dwelling hereby given consent, until full schedule have been submitted to and approved in writing by the local planning authority. The schedule shall set out the works to be undertaken to form a firebreak in the roof space with that of the Hope and Anchor PH and to insulate it without any cutting or removal of roof timbers. Works to form the firebreak and insulate the roof shall then be undertaken in accordance with 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.

10. Extraction vents, gas flues, external pipework, or ducting - Notwithstanding the details submitted there are to be no gas flue, extraction vent, pipework, services ducting, soil pipe 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.

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. 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.

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Aje', is written over the text 'Recommendation and conditions/reasons agreed:'.

Date: 03/10/25

REMEMBER - The earliest date for a decision on this application is: **28 August 2025**