

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252197
Site Address:	37 Broad Street, Wokingham, RG40 1AU
Expiry Date:	20 December 2025
Advert Publication Date:	25 September 2025
Site Notice Date:	25 September 2025
Site Visit Date:	29 July 2025
Proposal: Application for Listed Building Consent for the proposed erection of part single, part two-storey rear extension, basement extension, plus internal re-configuration and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

- Listed Building

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
MDD Local Plan (MDD)	TB24 – Designated Heritage Assets (where site is within a Conservation Area)

PLANNING HISTORY

Application No.	Description	Decision & Date
252196	Householder application for the proposed erection of part single, part two-storey rear extension, basement extension, 1no. roof dormer, addition of 3no. rooflights, removal of side wall and changes to fenestrations.	Live: Joint application
091898	Listed Building application for proposed change of use of offices to residential use, plus alterations to form a single dwelling and erection of wrought iron gates and railings.	Approved: May 2009
091884	Proposed change of use of offices to residential use, plus alterations to form a single dwelling and erection of wrought iron gates and railings.	Approved: May 2009

CONSULTATION RESPONSES

WBC Conservation	No objection subject to conditions
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REPRESENTATIONS

None

APPRAISAL

Site Description: No.37 Broad Street, a semi-detached Grade II listed building located within the heart of the Wokingham Town Centre Conservation Area. Along with its attached mirrored neighbour, No.35, the Victorian townhouse of c.1850 is distinctive in the townscape, formed with an almost eclectic collection of architectural features combined together to form an interesting pair of buildings. No.37 was used as commercial offices until 2009 when it reverted back to a single residential dwelling.

The proposal complies in terms of:

Impact on heritage asset:



This application seeks listed building consent for a series of alterations to the property, reflecting pre-application advice and incorporating several revisions since its initial submission.

As originally proposed, the proposals could be broadly summarised as follows:

- Alteration to the roof including box dormer and rooflights
- Insertion of new window to the side elevation
- Alteration and extension to the rear elevation
- Internal reconfiguration

On 13 October 2025, the WBC Built Heritage Officer provided an overview of the scheme, setting out conclusions on each key element as follows:

Roof

- Original roof form is highly significant; uninterrupted pitches and mirrored chimneys are distinctive.
- Box dormer and rooflights on front/internal pitches or north-western pitch are unacceptable as they harm historic integrity.

New Side Window

- Acceptable: elevation already altered; modest, well-detailed window would not harm character.

Boundary Wall

- Historic wall likely curtilage listed; removal not supported. Fencing as replacement also unacceptable.

Rear Extensions

- *Tower element:* Acceptable in principle; historically sympathetic if detailed well. Minor loss of fabric acceptable.
- *Single/double height extension:* Acceptable in principle; modest scale retains legibility of rear elevation. Design needs improved detailing (e.g., parapet, cornice) to avoid plain “box” appearance.

Balustrading

- Proposed glass/metal design too commercial. Should use painted metal/timber or frameless glass (subject to feasibility).

Internal Reconfiguration

- No major concerns with top-level changes; removal of modern eaves boxing and insertion of stud walls for en-suites acceptable (subject to plumbing/M&E details). No historic features remain.
- Additional en-suite creation also acceptable with detailing.
- Retention of original ground-to-lower ground staircase welcomed for preserving historic interest.
- Concern over large opening between kitchen and new extension: retain more wall to maintain room legibility. Downstand supported; nibs should be at least 100cm each side. Section drawing required.

Summary

- In conclusion, whilst elements of the application are acceptable, the principle concerning alteration to the roof cannot be overcome. Amendments are required to other components as to become acceptable. And whilst there are benefits to the application, these are not exclusive to the proposals, and do not seek to outweigh the identified harm.

In response to the Heritage Officer's concerns, the agent submitted amended plans on 13 November 2025. These revisions included the removal of the box dormer, omission of the partial wall alteration for parking enlargement, and deletion of rooflights on the side elevation.

Following these amendments, the Heritage Officer provided further comments on 28 November 2025:

"The general amendments in line with previous Built Heritage comments are welcomed, these have sought to address the original concerns, however some harmful elements remain and require further revision:

- *The proposed rooflight furthest forward to the front of the roof pitch should be omitted. As previously noted, this area forward of the chimney should be left clear as to retain the original appearance of the roofscape. However, given the set back nature of the second rooflight (closest to the chimney) this one may remain, but the one closest to the front should be omitted as to avoid cluttering the roofscape. The bedroom already sources natural light through the sash window to the front, and so this, combined with the single rooflight, will provide sufficient natural light for the occupier.*
- *The applications propose replacement of the wooden staircase balusters with new metal spindles. The ground to first floor flight retains the original 19th century balusters (along with the fine mahogany handrail and volute, newel etc.) and thus of high significance. Given this, this historic architectural feature should be retained. The upper flights, and flight to the basement, are modern replicas, but fairly reproduce the original 19th century detail, and whilst (given they are modern) there is no overriding concern in replacing this fabric, to have a mis-*

matched material and appearance for the staircase would be unusual and seek to erode the overall architectural interest. As such, this element should be omitted and the extant staircases remain and repaired/refurbished as appropriate.

- *Details of various elements (such as joinery, fenestration, materials etc.) are required to be secured under condition (wording below). However, provided the above two amendments are forthcoming (please re-consult Built Heritage to confirm acceptability) no objection would be raised to the approval of the two applications.”*

Final revisions were incorporated on 1 December 2025, as shown in the submitted drawings. Following these changes, the Heritage Officer confirmed that the proposals raise no objection and are compliant with national and local policy. Accordingly, subject to conditions securing detailed specifications, now agreed to by the agent, the application for listed building consent is recommended for approval.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approve
Date:	10 December 2025
Earliest date for decision:	23 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	11 December 2025